



Development Services
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NOTICE OF DECISION

ADMINISTRATIVE SITE DEVELOPMENT PERMIT AND ADMINISTRATIVE ADJUSTMENTS OF STANDARDS Solway Townhomes

APPLICATION NO: ASDP16-00003, AAS16-00013 and AAS16-00014

July 21, 2016

I. Application Information

<u>Project Name:</u>	Solway Townhomes
<u>Staff Contact:</u>	Jennifer R. Woods, Associate Planner Development Services Department, 425-837-3086 jenniferrw@issaquahwa.gov
<u>Property Owner:</u>	Leonard and Keri Sutter 775 4 th Ave. NW Issaquah, WA 98027
<u>Authorized Agent:</u>	1404-WLD Issaquah Townhomes, LLC Melanie Davies 1010 Market St. Kirkland, WA 98033
<u>Request:</u>	Application for an Administrative Site Development Permit (ASDP) to construct a single family development consisting of 11 townhomes. Site improvements include one driveway from 5 th Ave. NE that accesses garages in the rear of all units, for a total of 15 parking spaces, stormwater and utility improvements and new landscaping.
<u>Location:</u>	The Property is located at 775 4 th Ave. NW.
<u>Existing Land Use:</u>	The property currently contains one single family residence and an accessory structure (building area totals approximately 4,150 s.f.).

Adjacent Uses:

North:	Single and multifamily
South:	Office
East:	Open space and daycare
West:	Multifamily

Zoning: "MUR-Mixed Use Residential", Effective April 29, 2013

Comprehensive Plan: Ord. 2706, Amended effective February 18, 2014 Land Use: "Mixed Use Residential"

Subarea: Central Issaquah

II. Procedures

This is a Level 2 Administrative Site Development Permit (ASDP) review. Additionally two (2) Administrative Adjustments of Standards were submitted with the ASDP; one for additional impervious surface as allowed by the Standards, AAS16-00013, and another for 0% tree retention, AAS16-00014. AAS16-00013 (impervious surface) is reviewed through a Level 0 process. AAS16-00014 (tree retention) is reviewed through a Level 2 process. Procedures and public notice were provided as required for ASDP16-00003 and AAS16-00014 as noted below. Comments received for both applications are located in Attachments 4 and 5. Public comments are summarized and staff's responses are located in Section VIII of this Notice of Decision.

Pre-application Meeting: December 12, 2013 and October 12-2015

Neighborhood Meeting: February 29, 2016

Determination of Complete Application: March 3, 2016

Public Notice Sign Posted: June 8, 2016

Public Notice to Property Owners (ASDP16-00003): February 15, 2016

Public Notice to Property Owners (AAS16-00014): June 9, 2016

Notice of SEPA Determination issued: June 23, 2016 (21-day comment/appeal period begins)

Final Determination for SEPA: July 15, 2016 (comment and appeal period ends for SEPA)

III. Background

The applicant proposes to construct an eleven (11) unit single family townhouse development with fifteen (15) off-street parking spaces on a 21,747 SF lot. There are no critical areas on site. A single-family home that currently occupies the site will be demolished. Adjacent properties are single-family homes to the north and a commercial office building to the south. Vehicle access to the site is through a driveway off 5th Ave. NW. The main building entries are off the abutting public streets. Five (5) attached units face and have entries off 5th Ave. NW and the other six (6) units face and have entries off 4th Ave. NW. The site will later be platted to create separate lots for the single family residences. A preliminary plat application will be required and reviewed according to procedures and standards in the Issaquah Municipal Code.

IV. Approval Criteria

Administrative Site Development Permit

The purpose of the Administrative Site Development Permit (ASDP) is to obtain planning level approval with the confidence that the project meets the standards and guidelines contained in the Central Issaquah Development and Design Standards (CIDDS) and, where appropriate, City Code, prior to the preparation of detailed infrastructure, building, and/or engineering or architectural drawings. The CIDDS contains a variety of development goals and standards that are organized into individual appendices. Each appendix provides direction to the applicant generally in the form of guidelines and/or development standards for a particular aspect of the project.

The Development Services Department is the Decision Maker for the Administrative Site Development Permit. CIDDS Chapter 3.9 identifies the approval criteria as:

- A. The development proposal is consistent with the Comprehensive Plan and Central Issaquah Plan;*
- B. The development proposal meets all applicable codes, rules, regulations and policies; and*
- C. The development proposal satisfies the elements of the Central Issaquah Development and Design Standards.*

Only those standards that apply to the Development proposal are discussed in Attachment 1 Review of Central Issaquah Development and Design Standards and Conditions of Approval.

As the specific development applications are made, additional conditions may be applied through subsequent permits to ensure compliance with the Central Issaquah Plan, Central Issaquah Development and Design Standards, Issaquah Municipal Code, etc.

Additionally, the applicant has affirmed their plans to subdivide the lots in the future. This analysis is based on a single family product, though in order to formally subdivide the property, the applicant must obtain approval for a preliminary plat and final plat as required by the applicable codes and standards.

Administrative Adjustment of Standards (AAS)

AAS16-00013 5% Additional Impervious Surface

Chapter 4, Table 4.4, Footnote 7 allows up to a five percent (5%) increase in impervious surface in the Mixed Use Residential zone if the proposal if the proposal meets the approval criteria for an AAS. The Development Services Department is the Decision Maker for the Administrative Adjustment of Standards request.

The review of the AAS is subject to the following Criteria, Chapter 1.0 Purpose and Applicability, Section 1.1 E.4 Approval Criteria:

- a. Vision. The proposed alternative is equal or superior to the Central Issaquah Plan vision, goals, and policies;*
- b. Access. The proposal will not create negative impacts to the abutting properties or rights-of-way, dedicated tracts, or easements;*
- c. Compatibility. The proposal is compatible with the character of the surrounding properties and their potential development under the Central Issaquah Plan;*
- d. Intent. The adjustment will be equal to, or superior in, fulfilling the intent and purpose of the original requirements;*
- e. Safety. The proposal does not negatively impact any safety features of the project, nor create any hazardous features; and*

- f. Services. The proposal will not create negative impacts to public services, including but not limited to fire and emergency services.*

Findings and Conclusions:

The interior lots that could utilize the increased impervious allowance and have less pervious have proposed provide area for some landscaping in the front yards though there is less opportunity to do so because they are smaller, while the larger lots have proposed to provide more landscape in the front and around the sides, therefore overall maintaining the character of the neighborhood. The AAS request maintains that overall the single family lots will not exceed a cumulative impervious surface of 80%.

The proposal provides for the incorporation of low impact development (LID) techniques to provide stormwater treatment on site that is considered equal to or superior in fulfilling the vision, goals and policies. The increase in impervious does not negatively impact the abutting properties, rights of way or easements and is compatible with surrounding properties and their potential development under the Central Issaquah Plan. The adjustment is also equal to or superior in fulfilling the intent of the original standard as it is allowed so long as it meets these approval criteria. Finally, the proposal does not negatively affect public services or safety features.

Conditions associated with this AAS can be found below in Section IX. Conditions of Approval and Attachment 1 Review of Central Issaquah Development and Design Standards and Conditions of Approval.

AAS16-00014 0% Tree Retention

The applicant has requested for an adjustment to the tree retention requirement in order to remove all trees from the site. The Development Services Department is the Decision Maker for the Administrative Adjustment of Standards request. There are nine (9) trees currently on site including, black locust, apple, walnut, Lawson cypress and black pine trees. Section 10.14 requires twenty-five percent (25%) of the tree caliper inches on site to be retained with the development. The applicant is also requesting to replace trees throughout the development, including on the through block passage tract. A request for an AAS must meet the following criteria, 10.18 Administrative Adjustment of Standards, A. Approval Criteria:

- 1. Vision. The modification(s) will be equal to, or superior in, fulfilling the intent and purpose of the Central Issaquah Plan and this Chapter;*
- 2. Access. The modification(s) does not negatively impact the abutting property in a significant manner;*
- 3. Compatibility. The landscape modification(s) shall provide consistency with the intent, scale and the character of the uses(s) involved and shall not jeopardize the screening and buffering of other uses for specific areas (for example, waste collection, service/loading, and parking areas);*
- 4. Safety. The modification(s) does not negatively impact any safety features of the project, nor create any hazardous features (such as water quality) in a significant manner; and*
- 5. Services. The proposal will not create negative impacts to public services, including but not limited to fire and emergency services.*

The requirements for replacement trees must also meet the following criteria, 10.18 Administrative Adjustment of Standards, B. Case by Case Modifications:

- 2. Replacement Trees: Tree sizes specified in Section 10.14 Replacement Trees are for urban trees and may not be appropriate in some circumstances. For example if the tree to be retained is*

multi-stemmed or the appropriate replacement tree is multi-stemmed. Consideration may be given to alternative methods for meeting the intent of the regulations.

Findings and Conclusions:

There is a total of 192 inches diameter at breast height (dbh) of existing trees on site. The applicant is proposing to remove all trees on site. This equates to 0% retention rate. For residential sites, the minimum retention rate is twenty-five percent (25%), which is 48 inches dbh. The site design for the project would require the removal of all but two (2) of the trees so that it may meet the standards and the retention requirement. The remaining two (2) trees, a 18 inch and 20 inch dbh black locust, that would be needed to meet the retention rate may be negatively impacted by construction of the buildings and the applicant's arborist has assessed that they are in declining health and irregular in their condition and are expected to have a shorter life span than the new landscape.

The number of replacement trees equals eight (8) trees (1 tree for every 6 inches of caliper). Minimum tree density is four (4) trees per 5,000 SF of site area totaling 17 trees. The applicant is proposing to plant 33 trees on site. The minimum tree density for each single family lot has been met as proposed and in some instances exceeded. The total number of proposed trees exceeds the minimum density plus the replacement rate. A mix of deciduous and evergreen trees are proposed that include native species such as Pacific wax myrtle, vine maple, quaking aspen and western red cedar as well as the City's signature tree, Eddie's White Wonder (white dogwood). Additionally, the proposed street trees are black tupelo. In all, many of the replacement trees proposed are similar to trees that currently exist on the site. Root barriers are necessary where the dripline of new, mature trees will extend beyond the northern or southern project boundary or paved surfaces.

The proposal for replacement trees in lieu of retaining twenty-five percent (25%) of the existing trees is considered equal to or superior in fulfilling the vision, goals and policies. It will not negatively impact the abutting properties, rights of way or easements and is compatible with surrounding properties and their potential development under the Central Issaquah Plan. The adjustment is also equal to or superior in fulfilling the intent of the original standard as it replaces the trees with similar better suited and placed trees relative to the development. Finally, the proposal does not negatively affect public services or safety features.

Conditions associated with this AAS can be found below in Section IX. Conditions of Approval and in Attachment 1 Review of Central Issaquah Development and Design Standards and Conditions of Approval.

V. Review of Central Issaquah Development and Design Standards (CIDDS)

Attachment 1 Review of Central Issaquah Development and Design Standards and Conditions of Approval contains a table and provides a detailed review of the development proposal and associated application materials and drawings against the CIDDS. To facilitate use of the table, the following are provided to explain the column headings:

<i>CIDDS Standard Number:</i>	The numbers used in the CIDDS to identify various development and design standards.
<i>Name:</i>	The name/title used in the CIDDS, associated with the CIDDS Standard Number. If no title is provided, a brief description is used in parenthesis, e.g. 14.4.A.5 (primary entrances)
<i>Staff Analysis:</i>	Staff analysis of the project's compliance with the specific CIDDS development or design standard.

<i>Not Applicable:</i>	X – Staff determined that the scope of the project proposed does not warrant compliance to the standard. In some cases, the staff analysis explains why the standard does not apply to the project.
<i>Meets Standard:</i>	X - This item has been acceptably addressed, at a land use level of review, as shown or described in the Development proposal. This item will receive further review with future land use and construction permits when additional detail is provided.
<i>Does Not Meet Standard:</i>	X - This item necessitates clarification or changes to comply with the CIDDS. This may be the basis for a condition of the ASDP. When a condition is applicable, it is noted in the adjacent column “Conditions of Approval”.
<i>Review at Construction/Subdivision:</i>	These standards are not reviewed, or only partially reviewed, with this development proposal and will be reviewed with future land use and construction permits.
<i>Conditions of Approval:</i>	Where a project element does not comply with the applicable development or design standard, a Condition may be applied to the ASDP. The condition number and language is found under this column.

VI. SEPA Review

The project is located in Central Issaquah’s Mixed Use Residential zone, which is located in the Planned Action Area 2, as identified in the Central Issaquah Subarea Plan Planned Action Environmental Impact Statement (EIS).

Development Services Department has determined that the proposed development meets the Planned Action Review Criteria and is consistent with the Planned Action Ordinance No. 2665. No SEPA threshold determination, EIS or additional SEPA review is required.

On June 23, 2016, the Development Services Department issued a SEPA Mitigated Determination of Nonsignificance (see Attachment 3).

VII. Decision

Based upon the application, submitted plans, listed Attachments, supplemental materials and rationale contained in this Notice of Decision, the Development Services Department approved the Administrative Site Development Permit (ASDP16-00003), Administrative Adjustment of Standards for Five Percent (5%) Additional Impervious Surface (AAS16-00013) and Administrative Adjustment of Standards for Zero Percent (0%) Tree Retention (AAS16-00014) applications, subject to the notes, terms and conditions of this Notice of Decision and Attachment 1 Review of Central Issaquah Development and Design Standards and Conditions of Approval.

VIII. Response to Public Comment

ASDP16-00003

Public Comment Summary:

1. The through block passage will not enhance the neighborhood and may add to nuisance and criminal activity in the area and decrease privacy and property values.
2. Entrance to the development should be off of 4th Ave. NW instead of 5th Ave. NW. 5th Ave. is much busier with traffic than 4th Ave. School buses and parents coming and going from the school use 5th Avenue. There is already traffic created by the employees at the School District office and people using the ball fields. We are also very concerned for the safety of the elementary school children with the added traffic.
3. Parking on 5th Ave. is already inadequate as no parking is permitted on the west side of the street and the proposed units have no parking other than the garages. Seven of the units have single car garages and most owners have at least two or more vehicles that need to be parked somewhere. The school buses, too, need room to maneuver and park.

Staff Response:

1. The through block passage is an essential element to the Central Issaquah Plan's Green Necklace and intent of being a pedestrian oriented community; there is also a park across the street to which the passage provides a through block connection. The passage will be privately owned and maintained by the homeowners in this development. The design of buildings provides two end units clear views from multiple floors over the passage providing additional surveillance. Additionally, the passage area will be lit at night, but will not spill over into adjacent properties.
2. The traffic study review did not warrant changing the proposed driveway to 4th Ave. NW. The proposed driveway complies with the City's standards and clear sight area requirements.
3. The project also exceeds the minimum parking required. Additionally, the project is required to construct on street public parking on both 5th and 4th, which does not currently exist with the single family home. The project proposed to maintain the 11-foot travel lane width that currently exists.

AAS16-00014

Public Comment Summary:

Trees on this site define the unique character of the neighborhood, especially in regards to the proximity to Bernsten Park and Issaquah Creek. The trees are mature and provide character and beauty to the neighborhood and all around natural setting of this community.

Staff Response:

The applicant is proposing to plant 33 trees on site. The minimum tree density for each single family lot has been met as proposed and in some instances exceeded. The total number of proposed trees exceeds the minimum density plus the replacement rate. A mix of deciduous and evergreen trees are proposed that include native species such as Pacific wax myrtle, vine maple, quaking aspen and western red cedar as well as the City's signature tree, Eddie's White Wonder (white dogwood) that will complement the neighborhood and its proximity to the park and creek. Additionally, many of the

replacement trees proposed are similar to trees that currently exist on the site. The result is the required planting of more trees than are currently on the site.

IX. Conditions of Approval

SEPA MDNS Construction Conditions

1. The applicant shall comply with the Mitigation Measures set forth by the Mitigated Determination of Nonsignificance.

Utility Construction Conditions

2. Buildings shall not be occupied, specifically they will not be provided Temporary Certificate of Occupancy or Final Certificate of Occupancy, as multifamily as the utilities proposed are only allowed for single family. If the project does not obtain a recorded final plat in the future, all utilities shall comply with multifamily requirements.
3. If proposed, flow-through system or systems that require a backflow prevention device shall meet the City's standards. All notes regarding the fire system shall be consistent as to whether the project is providing a flow-through system or a system that will require a backflow prevention device. If a flow-through system is proposed, then backflow protection is not required.
4. Irrigation meter called out on Sheet P3.00 but not shown on drawing. Show relocated irrigation water meter and provide detail of backflow prevention device installation. Reference Standard Detail W-16.
5. If the buildings are higher than 30' from the meter to bottom of gutter backflow protection will be required on the domestic & fire water service. See Utility Construction Condition 2 above for exceptions to backflow protection.
6. Existing catch basin on 4th Ave NW to be adjusted to final grade must not be stair cased. Meaning the X and Y coordinates must be maintained so that future maintenance can be performed.

Fire Construction Conditions:

7. 13 D Fire sprinklers required in all units.

ASDP16-00003 Construction Conditions:

8. Secondary Through Block Passage shall be available to the public while privately owned and maintained. An easement shall be recorded prior to Certificate of Occupancy for either building and shall also be shown on the preliminary and final plats.
9. While the site plan shows a 6-foot landscape strip on 5th Ave NW, the cross section requires that it shall be 5 feet wide, including the curb.
10. The on-street parking proposed along 5th Ave NW shall not encroach into the travel lane. The bulb out to the south of the proposed on-street parking on 5th Ave. NW shall be extended outwards to match the bulb out created by the new driveway at the north end of the property, which is approximately 19 ½ feet from the property line (includes 1 foot subtraction of

landscape strip for a total width of 5 feet; see condition above). Additionally, travel lanes shall maintain an 11-foot width and shall be measured and shown in the site work permit.

11. Show radius for on-street parking at driveway and south bulbs on site work permit.
12. Street lights shall be located as required by the City's street standards. Lighting shall not exceed 15 feet in height and be scaled to the pedestrian. Light fixture style shall be in keeping with the intended scale and character of the Neighborhood and coordinated with street tree layout and other street elements.
13. Landscape around the driveway in the right of way shall be maintained by the adjacent owner to preserve the clear sight area. This includes plantings in rain gardens.
14. Parked cars shall not block the interior drive aisle.
15. The developer shall make provisions to maintain the adjacent right of way landscape, including irrigation and rain garden.
16. A narrative describing proposed sustainable design strategies, as well as construction activities, shall be submitted with the construction permits.
17. Street trees shall meet the planting specifications of Section 10.4.A.2 for tree pit size and 10.4.A.4 for required root barriers.
18. The site work permit landscape plan plant schedule shall identify the native plants proposed and demonstrate that a min. of 30% shrubs and 30% of trees provided are native species.
19. All visible utilities shall be screened from view at least 1 foot above the height of the material being screened.
20. Gas meters (if installed) shall be screened from view and shall not impede the functionality of bioretention planters in any way.
21. Cobble is not considered ground cover and shall not be used adjacent to paved areas unless part of an element using LID techniques. Groundcover plantings shall be located where cobble is proposed.
22. All mailbox locations shall be approved by the USPS and located on the site work permit. All existing mailboxes shall be relocated as approved by USPS.
23. Each lot shall contain a mixture of deciduous and evergreen plantings in between the building and sidewalk to provide greenery year round.
24. Waste enclosures shall be located inside of buildings (garages) and the garages sized to include this.
25. The waste pick-up access is subject to Cleanscapes/Recology's review and approval.
26. A lighting photometric plan shall be provided for the building site and right of way lighting. The lighting plan shall show an analysis of how IMC 18.07.107 and CIDDS lighting standards are met. New light fixtures product brochure and specifications shall be submitted with the building and site work permits. The lighting levels, shall comply with IMC18.07.107 and CIDDS Figure A in chapter 17 and shall provide an adequate amount of illumination for the intended use.
27. Preliminary plat and final plat shall require the submittal and review of improvement surveys to ensure that construction is consistent with the build-to line, setbacks and impervious standards reviewed as part of this ASDP and subsequent building permits.
28. At platting, joint maintenance of the bioretention planters and on-site stormwater system shall be assigned and shall be a collective responsibility amongst all property owners.

AAS16-00013 Conditions:

29. The increase to an impervious surface allowance of 85% shall only be allowed for Lots 2-4 and 7-10.
30. The cumulative impervious surface for all of the lots shall not exceed 80%. A table of impervious and pervious surfaces and lot area for each single family lot shall be provided on construction permits, both site work and building, and future land use permits for subdivision.
31. Proposed on-site bioretention planters shall generally maintain their proposed sizes. They are allowed to increase in size, but not substantially decrease.

AAS16-00014 Conditions:

32. Trees whose dripline will extend beyond the northern or southern project boundary or paved surfaces require root barriers.
33. 8 replacement trees are required to replace the caliper required for retention. A minimum density of 17 trees, not including street trees, must be maintained throughout the project in accordance with code requirements.

X. Attachments

1. Review of Central Issaquah Development and Design Standards and Conditions of Approval
2. Plan Set
3. SEPA Mitigated Determination of Nonsignificance
4. AAS16-00013 5% Additional Impervious Surface Request
5. AAS16-00014 0% Tree Retention Request
6. Public Comment for ASDP16-00003 (4 comments received)
7. Public Comment for AAS16-00014 0% Tree Retention (3 comments received)

XI. Exhibits

1. Land Use Permit Application, February 4, 2016
2. Design Criteria Narrative, February 4, 2016
3. Geotechnical Report, November 10, 2010
4. Preliminary Technical Information Report, February 3, 2016
5. SEPA Checklist, February 3, 2016 and revised June 5, 2016
6. Traffic Study, March 3, 2016
7. Affidavit of Sign Posting, June 14, 2016
8. Affidavit of Service Mailing for ASDP16-00003, February 15, 2016
9. Affidavit of Service Mailing for AAS16-00014 0% Tree Retention, June 9, 2016
10. CON16-00001 Solway Townhomes Transportation Concurrency Certificate, July 21, 2016

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
1.0 PURPOSE & APPLICABILITY									
1.1.C	Applicability			X		This project is consists of complete re-development of the site from a single family residential home and accessory structure to an 11 unit townhome development with the intent of subdividing into 11 single family lots and one joint use access, utility and community space tracts. As such, CIDDS 1.1.C.1 requires full compliance with the Central Issaquah Development and Design Standards. Additionally, right-of-way street frontage improvements are required at this time.			
1.1.D	Interpretations	X				Not Applicable			
1.1.E	Adjustments			X		See Section IV Approval Criteria for AAS16-00014 in Notice of Decision.	X		AAS16-00013 Conditions: The increase to an impervious surface allowance of 85% shall only be allowed for Lots 2-4 and 7-10. The cumulative impervious surface for all of the lots shall not exceed 80%. A table of impervious and pervious surfaces and lot area for each single family lot shall be provided on construction permits, both site work and building, and future land use permits for subdivision. Proposed on-site bioretention planters shall generally maintain their proposed sizes. They

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
									are allowed to increase in size, but not substantially decrease.
2.0 DEFINITIONS									
2.0		X				Not Applicable			
3.0 PROCEDURES									
3.2	Levels of Review					<p>ASDP16-00003: Level 2, Notice of Application and Neighborhood Meeting posted on City website and sent to parties of record and neighbors within 300-feet radius of project on 2/15/16. Notice posted on site on 06/08/16. The Neighborhood Meeting was held on 02/29/16.</p> <p>While a Neighborhood Meeting is not a requirement for an ASDP, it is a requirement for a pre-application meeting to allow the community to participate in the pre-application process to raise potential issues and concerns regarding a proposed subdivision (IMC18.13.070). Since the pre-application meeting was conducted as part of the Level 2 Review process for the ASDP and applicant proposes to begin construction prior to subdividing, the Neighborhood Meeting was required as part of the ASDP, not the preliminary plat, to allow the public to communicate their comments about the development to the developer prior</p>		X	

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
						to beginning construction. ASDP16-00014: Level 2, Notice of Application posted on City website and sent to parties of record and neighbors within 300-feet radius of project on 06/09/16. Notice was posted on site on 06/08/16.			
4.0 ZONING DISTRICT USES AND STANDARDS									
4.2 table	Intent of Zoning Districts		X			The proposed land use meets the intent of the Mixed Use Residential Zone for the Gilman District.			
4.3.A table	Levels of Review		X			This ASDP requires a Level 2 Review. A Preliminary Plat and Final Plat are required for subdivision into single family lots and requires a Level 4 Review at the time of submittal.		X	Preliminary plat and final plat shall require the submittal and review of improvement surveys to ensure that construction is consistent with the build-to line, setbacks and impervious standards reviewed as part of this ASDP and subsequent building permits.
4.3.B table	Permitted Uses		X			The project proposes 11 single family attached townhomes, which is permitted in the Mixed Use Residential of Central Issaquah.			
	Footnotes	X				Not Applicable			
4.4 table	FAR	X				Not Applicable			
	Height		X			Base height is 40 feet. The proposed height is approximately 36 feet.	X		
	Setbacks		X			The required side and rear setbacks in the Mixed Use residential Zone is 7 feet.	X	X	
	Build-to-line		X			Both buildings are located approximately 5 feet from the east and west	X	X	

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
						property lines adjacent to 5 th Ave. NW and 4 th Ave. NW.			
	Impervious		X		X	The applicant has proposed an AAS to increase the impervious surface by an additional 5% (see 'Footnotes' below).	X		See conditions at 1.1.E above.
	Footnotes		X			7. Impervious Surface: The Standards including, but not limited to, "Community Space" and "Landscaping" may require additional pervious surface. Except Urban Village, Community Facilities, SF-Suburban and Urban Core, all zoning districts may be eligible for 5% additional impervious surface if the applicant meets the Administrative Adjustment of Standards criteria established in Chapter 1.0 Purpose and Applicability, Section 1.1 E.4 Approval Criteria.	X	X	See conditions at 1.1.E above.
5.0 DENSITY BONUS - Not Applicable									
6.0 CIRCULATION DEVELOPMENT STANDARDS									
6.1	Intent		X			The circulation improvements proposed and required in association with the proposed development generally meet the intent of 6.0 Circulation Development Standards.			
6.2 General Standards for all Uses									
6.2.A	Block length		X		X	The block length along 5 th Ave NW is approximately 560 lineal feet, which	X	X	Secondary Through Block Passage shall be available to the public while privately owned

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
						would require 1 pedestrian circulation facility to break up the large block. Additionally, the block length along 5th Ave NW is approximately 575 lineal feet, which would require 1 pedestrian circulation facilities to break up the large block. The northerly property line of the development resides halfway in between the block ends. On the north end of the development there is a proposed Secondary Through Block Passage proposed, which meets this requirement.			and maintained. An easement shall be recorded prior to Certificate of Occupancy for either building and shall also be shown on the preliminary and final plats.
6.2.B	Existing & New Circulation Facilities – Figure 6A		X			Per Figure 6A, the minimum required street improvements for this project are frontage improvements on 5 th Ave. NW and 4 th Ave. NW to comply with the Neighborhood Street Standards. See comments for 6.4.E below.	X		
6.2.C	Priorities	X				Not Applicable			
6.2.D	Overpass/ Tunnel	X				Not Applicable			
6.2.E	Additional facilities		X			A new Secondary Through Block Passage is required to meet the Block Length requirement in 6.2.A above.	X	X	
6.2.F	Non-motorized routes					See comments in 6.4 A – D below.	X		
6.2.G	No cul-de-sacs	X				Not Applicable			
6.2.H&I	R.O.W. Dedication		X			No dedication required.			
6.2 J	In-lieu-of Payments instead of dedication of R.O.W.	X				Not Applicable			

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			Yes	No					
6.3	Administrative Adjustment of Standards (See 1.1.E.4 for Criteria)	X							
6.4 Circulation Facility Classification Standards									
6.4.A	Shared Use Route	X				Not Applicable			
6.4.B	Secondary Through Block Passage		X			A new Secondary Through Block Passage is required. The proposal complies with the standards. Lighting is also proposed. See comments in 6.2.A above.			See condition for 6.2.A above. See condition for 17.2-10 below.
6.4.C	Primary Through Block Passage	X				Not Applicable			
6.4.D	Pedestrian Priority Street	X				Not Applicable			
6.4.E	Neighborhood Street		X		X	Improvements are required for 5 th Ave. NW and 4 th Ave. NW. This includes a 5-foot wide planter strip and a 6-foot sidewalk, street lighting and on-street parking. See also comments in 6.2.B above.	X		While the site plan shows a 6-foot landscape strip on 5th Ave NW, the cross section requires that it shall be 5 feet wide, including the curb. The on-street parking proposed along 5th Ave NW shall not encroach into the travel lane. The bulb out to the south of the proposed on-street parking on 5th Ave. NW shall be extended outwards to match the bulb out created by the new driveway at the north end of the property, which is approximately 19 ½ feet from the property line (includes 1 foot subtraction of landscape strip for a total width of 5 feet; see condition above). Additionally, travel lanes shall maintain an 11-foot width

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			Yes	No					
									and shall be measured and shown in the site work permit. Show radius for on-street parking at driveway and south bulbs on site work permit. Street lights shall be located as required by the City's street standards. Lighting shall not exceed 15 feet in height and be scaled to the pedestrian. Light fixture style shall be in keeping with the intended scale and character of the Neighborhood and coordinated with street tree layout and other street elements.
6.4.F	Core Streets	X				Not Applicable			
6.4.G	Boulevards	X				Not Applicable			
6.4.H	Parkways	X				Not Applicable			
6.4.I	Alleys	X				Not Applicable			
6.4.J	Fire Turnaround	X				Not Applicable			
12.0 CIRCULATION DESIGN STANDARDS									
12.2 General Standards									
12.2.A	Multiple Routes		X			The sidewalks on 5 th Ave. NW and 4 th Ave NW provide connections from the front door and the Secondary Through Block Passage connects to the sidewalks on 5 th and 4 th .	X		
12.2.B	Universal Design		X			The 5-foot wide Secondary Through Block Passage allows for multi-modal access by bikes and pedestrians. All new sidewalks and shall meet ADA standards.	X		
12.2.C	Visual Cues		X		X	The private driveway and vehicular en-	X		Landscape around the driveway in the right of

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			Yes	No					
						trance to the development is bulbed out so that vehicles entering the site can see and respond to pedestrian movement across the driveway. The City's sight line standard is must also be maintained at this driveway. The proposed landscaping is required to maintain clear sight around the driveway, including within the rain garden.			way shall be maintained by the adjacent owner to preserve the clear sight area. This includes plantings in rain gardens. See Condition for 12.5.H below.
12.2.D	Public & Private Facilities – no distinction	X				Not Applicable.			
12.2.E	Multi-functionality		X			The Secondary Through Block Passage connection from the sidewalk on 5 th Ave. NW to 4 th Ave. NW will accommodate bikes and pedestrians (see related comment in 6.4.B).	X		
12.3 Motorized Facility									
12.3.A	Motorized Facility Design		X			Internal drive aisle meets specifications for width needed for cars to back up. Driveway meets standards.	X		Parked cars shall not block the interior drive aisle.
12.3.B	Minimize Pavement		X			Internal drive aisle, as proposed, is the minimum width necessary to minimize automobile speeds and provide adequate functionality.	X		
12.3.C	Pedestrian Safety Measures		X			Complies at this stage of review but will be further reviewed at site work construction permit.	X		
12.3.D	Minimize Driveways		X			Only one driveway is proposed.	X		
12.3.E	Street Intersec-	X				Not Applicable			

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CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	tion landings								
12.4 Non-motorized Facility Standards									
12.4.A	General Standards		X			New Secondary Through Block Passage provides an easy connection from 5 th Ave. NW and 4 th Ave. NW and breaks up the large block. It is designed like a sidewalk and is an integral part of the Green Necklace.	X		
12.4.B	Pedestrian Friend- liness		X		X	All front doors are oriented and connect to the sidewalks along 5 th and 4 th . Each unit has a small porch and yard, but is only setback approximately 5 feet from the sidewalk.	X		
12.4.C	Wider Sidewalks in high activity ar- eas	X				Not Applicable	X		
12.4.D	Pedestrian Routes: continu- ous and coordi- nated with circula- tion facility type; low fences		X			All units have direct pedestrian access to the sidewalks on 5 th and 4 th .	X		
12.4.E Pe- destrian Crossings	1. Minimize the distance pedes- trians have to cross vehicular circulation are- as.		X			The only vehicle-pedestrian point of interaction is where the sidewalk crosses the driveway on 5 th Ave. NW.	X		
	2. Pedestrian- only circula- tion facilities, such as trails,	X				Not Applicable			

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			Yes	No					
	crossing vehicular circulation facilities								
	3. Crosswalk composition	X				Not Applicable			
	4. Where pedestrian facilities cross drive-ways, all grade transition shall occur in the planter strip area and outside of the sidewalk area or pedestrian route. The sidewalk or trail shall be continuous, with no perceived grade change.		X			Driveway complies with this standard.	X		
12.4.F	Transit Support	X				Not Applicable			
12.4.G	Tree Wells	X				Not Applicable			
12.4.H	Bike Circulation	X				Not Applicable			
12.4.I	Bike Rails	X				Not Applicable			
12.5 Connectivity and Block Structure									
12.5.A	Pedestrian Connections every 250 feet for		X			See comments for 6.2.A above.	X		

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			Yes	No					
	blocks > 300 feet								
12.5.B	Connections to Surrounding Circulation Facility		X			See comments for 6.2.A above.	X		
12.5.C	Circ. Facility Types		X			See comments for 6.2 and 6.4 above.	X		
12.5.D	Private Street Design	X				Not Applicable			
12.5.E	Pedestrian Curbs		X			Sidewalks and through block passage are separated from vehicular areas by both curb and landscape.	X		
12.5.F	Walkway Separation					See comments for 12.5.E above.	X		
12.5.G	ROW Dedication	X				Not Applicable			
12.5.H	Maintenance by private property	X			X	Maintenance of right of way landscape is the responsibility of the adjacent property owner as the City does not maintain landscape in the right of way along 5 th Ave. NW or 4 th Ave. NW.	X	X	The developer shall make provisions to maintain the adjacent right of way landscape, including irrigation and rain garden.
12.6 Landscaping of Circulation Elements									
12.6.A	Planting areas		X			Landscaping is required and proposed as part of the street and Secondary Through Block Passage improvements. Landscaping is also required and proposed in between buildings and the sidewalk. Additionally, landscape is proposed in the side yard setbacks and in between the (rear) garage entrance to each unit.	X		
12.6.B	Planter width and design per Sec. 6.4		X			See comments for 6.4.E above.	X		

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			Yes	No					
12.6.C	Planter strips and tree wells sized appropriately		X			Planter strips are sized appropriately for trees and plantings in rain gardens. Tree wells are not proposed.	X		
12.6.D	Integrate landscape to context: circulation facilities, buildings, public space, setbacks		X			See comments for 12.6.A above.	X		
12.6.E	Sight clearance and safety within and adjacent to Circulation Facilities		X			Complies in the ASDP proposal and will be further reviewed with site work permit and site inspection of landscape.	X		
12.6.F	Pruning	X				Not Applicable			
12.6.G	Circulation corridor plantings	X				Not Applicable			
12.6.H	Hardy landscapes next to parallel parking		X			Grass is proposed adjacent to parallel parking.	X		
12.6.I	Incorporate annual and colorful plantings		X			A mix of evergreen and deciduous trees, shrubs and groundcover have been proposed, some flowering.	X		
12.6.J	Use Landscape to moderate building scale and create pedestrian scale		X			Plant palette to be reviewed at construction drawings and plantings near pedestrian and vehicular areas is low and scaled for clear sight.	X		
12.6.K	Green streets		X		X	A rain garden has been incorporated south of the driveway along 5 th Ave. NW.	X		A narrative describing proposed sustainable design strategies, as well as construction activities, shall be submitted with the construction permits.
12.6.L	Third party land-	X				Not Applicable.			

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			Yes	No					
	scape services for R.O.W								
7.0 COMMUNITY SPACES DEVELOPMENT STANDARDS									
7.2.B Green Necklace General Standards			X			The project is providing a Secondary Though Block Passage to support the development of an array of publically accessible green elements. See com- ments for 6.4.A and B above.	X		See condition for 6.2.A above.
7.3 Required Community Spaces									
7.3.A Resi- dential	1. Private Com- munity Space is required. Publicly Ac- cessible Community Space is not required.		X			Private, useable community space in the form of individual second level decks is proposed.	X		
	2. At a minimum, each unit shall have at least 48 SF of pri- vate useable outdoor space as either indi- vidual or common space in the following manner: a. Individual Private					Individual, private, useable community space is proposed for each unit as a 6- foot by 16-foot for interior units or 20- foot for end units 2 nd level balcony in the rear of each unit totaling 96 SF for interior units and 120 SF for end units.			

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			Yes	No					
	Communi- ty Space, minimum 6 by 8 feet b. Common Private Communi- ty Space c. On-site Amenity, minimum 400 SF								
	3. Community space shall be maintained by Appli- cant/Owner.		X			Proposed community space is internal to each unit and is only accessible to the unit to which it is attached.	X		
7.3.B	Nonresidential and Mixed Use Adjacent to Pe- destrian Priority, Core Neighbor- hood and local Streets.	X				Not Applicable			
7.4	Significant Com- munity Space	X				Not Applicable			
7.5	Parks and Recrea- tion Mitigations Credit	X				Not Applicable			
13.0 COMMUNITY SPACES DESIGN STANDARDS									
13.2.A	General Stand- ards, Variety	X				Not Applicable			

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			Yes	No					
13.2.B	General Stand-ards, Integration	X				Not Applicable			
13.3	Connect with Na-ture	X				Not Applicable			
13.4	Playscape Stand-ards	X				Not Applicable			
13.5	Plaza Standards	X				Not Applicable			
13.6	Community Gar-den/P-Patch Standards	X				Not Applicable			
13.7	Pet Amenity Standards	X				Not Applicable			
8.0 PARKING DEVELOPMENT STANDARDS									
8.10	A Minimum and Maximum Re-quired Parking Spaces		X			The development is required to provide a minimum of 11 spaces and a maximum of 22 spaces. The project proposes 15 on site spaces within garages.	X		
8.13.B	Parking Tools and Flexibility	X				Not Applicable			
8.14	Parking District	X				Not Applicable			
8.15	Barrier-free	X				Not Applicable			
8.16	Loading spaces	X				Not Applicable			
8.17	Drive Thru Stack-ing Spaces	X				Not Applicable			
8.18 Structured & Surface Parking Standards									
8.18.B General Design & Construc-tion Stand-ards	1. Stall and Drive Aisle Dimen-sion Standards		X			All stalls proposed in individual garages meet the standard stall size.	X		

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			Yes	No					
	2. Mix of stall sizes	X				Not Applicable			
	3. Location for compact & micro stalls	X				Not Applicable			
	4. Drive aisle width		X			Drive aisle widths meet the minimum width of 24 feet for parking areas where vehicles back-up.	X		
	5. Surface Lot Materials	X				Not Applicable			
	6. Marking	X				Not Applicable			
	7. Driveways		X			Single driveway complies with standards.	X		
	8. Wheelstops	X				Not Applicable			
	9. Stall Length in Surface Pkg./Non-parallel Pkg.	X				Not Applicable			
	10. Inner circulation		X			Vehicular circulation for off-street parking is contained within garages on-site.	X		
8.20	Stall/Aisle Dimension		X			See comment above for 8.18.B.1.	X		
15.0 PARKING DESIGN STANDARDS									
15.2.A	Location		X			All stalls proposed in individual garages in the rear of each unit.	X		
15.2.B	Minimize Parking Appearance		X			Landscape is proposed in between the garage entrances to minimize the impervious area created by and appearance of the entrances to the garages and drive aisle.	X		
15.2.C	Driveway Access		X			One driveway is proposed	X		

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			Yes	No					
15.2.D	Pedestrian Priority		X			Parking is provided at the rear of each unit. It does not interrupt the sidewalk, with the exception of the single drive-way serving all units, or through block passage.	X		
15.2.E	Ped Friendly	X				Not Applicable			
15.2.F	Multi-Functional	X				Not Applicable			
15.2.G	Natural Ventilation & Lighting	X				Not Applicable			
15.3	Structured Park- ing	X				Not Applicable			
15.4	Surface Parking								
15.4.A	Internal Circula- tion to replicate character of public street and con- nect to surround- ing vehicular cir- culation	X				Not Applicable			
15.4.B	Break up large lots	X				Not Applicable			
15.4.C	Pedestrian Con- nections	X				Not Applicable			
15.4.D	Buffer Pedestrian Routes	X				Not Applicable			
15.4.E	Shade Pavement	X				Not Applicable			
15.4.F	Landscape Screening	X				Not Applicable			
15.4.G	Sustainability		X		X	Bioretention planter islands are provid- ed on the edges of the drive aisle to treat the stormwater. Additionally, a rain garden is proposed in the right of	X		See condition for 12.6.K above.

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			Yes	No					
						way.			
15.5	Bike Parking	X				Not Applicable			
10.0 LANDSCAPE DEVELOPMENT STANDARDS									
10.3	General Provisions		X		X	Landscape plans are required to meet these standards.	X		
10.4 Circulation Elements & Community Space	A. Street Trees		X		X	Street trees have been approved, are proposed at 30 feet on center and appear to be located outside of the clear sight area of the driveway. Proposed caliper meets the standards.	X		Street trees shall meet the planting specifications of Section 10.4.A.2 for tree pit size and 10.4.A.4 for required root barriers.
	B. Community Spaces	X				Not Applicable			
10.5	Parking Areas	X				Not Applicable			
10.6	Outdoor storage, sales, display	X				Not Applicable			
10.7	Vegetation adjacent to Critical Areas	X				Not Applicable			
10.8	Fences, Waste Enclosures, Mechanical Equipment		X		X	New ground utility equipment is proposed and is also screened with landscape. Hedges or shrubs used to provide screening shall be at least 1 foot above the height of the material being screened. Waste enclosures are required to be located inside a building (garage); see comment for 11.5.B below.	X		All visible utilities shall be screened from view at least 1 foot above the height of the material being screened. Gas meters (if installed) shall be screened from view and shall not impede the functionality of bioretention planters in any way. See comment for 11.5.B below.
10.9	Blank & Retaining Walls	X				Not Applicable			
10.9.A	Blank Walls		X			See comments for 14.0 Building Design	X		
10.9.B	Retaining Walls	X				Not Applicable			

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			Yes	No					
	above 4 ft.								
10.10	Min. Tree Density		X		X	Refer to AAS16-00014. As proposed minimum tree density has been met.	X		See conditions for 10.18 below.
10.11-12	Tree Removal		X		X	Refer to AAS16-00014. The applicant is proposing to remove all trees on site.	X		See conditions for 10.18 below.
10.13	Tree Retention		X		X	Refer to AAS16-00014. The applicant is replacing all trees removed onto the through block passage tract.	X		See conditions for 10.18 below.
10.14	Replacement Trees		X		X	Refer to AAS16-00014.	X		See conditions for 10.18 below.
10.15	Tree Maintenance		X			Irrigation plans shall be provided per these standards with the site work permit.	X		
10.16	Maintenance and Bond Requirements			X	X	Maintenance and bonding shall be provided per these standards.	X		
10.17	Requirements and Specifications		X		X	Site work landscape plans must show compliance to these standards.	X		Cobble is not considered ground cover and shall not be used adjacent to paved areas unless part of an element using LID techniques. Groundcover plantings shall be located where cobble is proposed.
10.18	Administrative Adjustment of Standards		X		X	See Section IV Approval Criteria for AAS16-00014 in Notice of Decision.	X		AAS16-00014 Conditions: Trees whose dripline will extend beyond the northern or southern project boundary or paved surfaces require root barriers. 8 replacement trees are required to replace the caliper required for retention. A minimum density of 17 trees, not including street trees, must be maintained throughout the project in accordance with code requirements.

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			Yes	No					
16.0 LANDSCAPE									
16.2 Gen- eral Stand- ards	A. Integrate with Nature and Surrounding urban areas		X			While some plants are not native, there are some. All proposed plants complement the plants found nearby in natural open spaces and along the creek as well as in the surrounding neighborhoods.	X		
	B. Context		X			See comment for 16.2.A	X		
	C. To Soften Development; as buffer and screening		X			Complies at this phase but will be further reviewed at site work permit to determine full compliance.	X		
	D. Key Landscape Elements		X			Key landscape elements on-site include native trees, both evergreen and deciduous, and the City's designated signature tree, Eddie's White Wonder (white dogwood) framing the entrances to the through block passage. The site is proposed to be adequately landscaped. Also, street trees and trees proposed in most of the unit's front yards will shade and frame the sidewalk.	X		
	E. Green Edge along I-90	X				Not Applicable			
	F. Use Accent Plantings - sense of place		X			The proposal incorporates a variety of flowering trees and plants, both evergreen and deciduous, and a variety of color throughout the year.	X		
	G. Wildlife Habitat near criti-	X				Not Applicable			

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CIDD Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	cal areas								
	H. Design Unity: repetition of plant varieties and other materials		X			With the exception of the Eddie's White Wonder and the raingarden/bioretention plantings, all other plants are used throughout the site.	X		
	I. Green Walls	X				Not Applicable			
	J. Trees on Site		X			Trees along the through block passage, along the southern edge of the development and in most front yards will provide shade and variegated color throughout the year.	X		
	K. Setback Treatment		X			A transition from softscape to hardscape is provided in between the entry of each unit and the sidewalk, maintaining a pedestrian friendly environment.	X		
	L. Pedestrian Buffer		X			The sidewalk and through block passage are buffered by trees and shrubs. Landscaping adjacent to the on-street parking consists of sod that is friendly to foot traffic.	X		
	M. Native Plants		X			Native plants are proposed throughout the development.	X		The site work permit landscape plan plant schedule shall identify the native plants proposed and demonstrate that a min. of 30% shrubs and 30% of trees provided are native species.
	N. Right Plant, Right Place		X			Complies at this phase but will be further reviewed at site work permit to determine full compliance.	X		
	O. Site Furnishings	X				Not Applicable			

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CIDD Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	P. Circulation		X			See comments in 6.0 & 12.0 Circulation Development and Design Standards and 10.0 Landscape Development Standards	X		
	Q. Surface Park- ing	X				Not Applicable			
	R. Parking Struc- tures					Not Applicable			
	S. Integrate Stormwater Facilities and Critical Areas		X		X	Bioretention along the drive aisle pro- vides stormwater treatment from the building and drive aisle.	X	X	At platting, joint maintenance of the bioreten- tion planters and on-site stormwater system shall be assigned and shall be a collective re- sponsibility amongst all property owners.
16.3	Fences	X				Not Applicable			
11.0 SITE DESIGN									
11.2 Gen- eral Stand- ards	A. Integrate with Nature		X			See 16.2.A	X		
	B. Circulation Priorities		X			Pedestrian-vehicle interactions have been minimized, but vehicle circulation is still functional.	X		
	C. Sense of Place		X			The project is located in the Gilman District where medium residential de- velopment complements the strong re- tail focus of this district. The back sides of building are interior to the pro- ject and are not visible from the streets. All units' front doors are ac- cessible and visible from the street. The street facing facades have many windows.	X		
	D. Sustainable		X		X	See comments for 15.4.G and 16.2.S.	X		See conditions for 12.6.K and 16.2.S.

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			Yes	No					
	Site Design								
	E. Sense of Arrival		X			The site promotes unique design features with continuous building frontage along the street, variations in color and materials as well as complementary landscape that maintains a pedestrian friendly environments.	X		
	F. Existing Features & Context		X			The current context of the site includes permeable soils for which the applicant is proposing bioretention for storm-water treatment.	X		
	G. Views & Vistas	X				Not Applicable			
	H. Intuitive Wayfinding		X			Intuitive wayfinding is provided by providing continuous and direct walking paths and sidewalks.			
	I. Universal Design		X			Site features, not including buildings, generally complies at this phase of review. See additional staff comments for 12.2.B above.	X		
	J. Multi-functionality		X		X	Landscape planters in drive aisle also serve as stormwater treatment facility.			
	K. Site Amenities & Street Furniture		X		X	Site amenities include a lit through block passage. Mail services are not shown on these plans, but are also required to be provided.	X		All mailbox locations shall be approved by the USPS and located on the site work permit. All existing mailboxes shall be relocated as approved by USPS.
	L. Special Paving	X				Not applicable			
11.3 Standards for all Uses	A. Pedestrian Connections		X			See comments for 12.5.A	X		
	B. Connections to surrounding Circulation Fa-		X			See comments for 12.5.B, 6.2.A and 2.5.A above.	X		

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			Yes	No					
	cilitates and Properties								
	C. Emphasize Landscaping		X			See comments in chapters 10 and 16, Landscape	X		
	D. Community Space and Site Design		X			Private, individual, useable Community Spaces are required and have been in- corporated. See 7.3.A.	X		
	E. Parking and Drive-Through locations		X			Parking in garages and the drive aisle accessing the garages at the rear of the units are screened by the buildings and are not visible from the street.	X		
	F. Establish Streetwall (Build-to-Line) 1. Build-to- Line varia- tion		X		X	The residential development meets the build-to line requirement and proposed to be within approximately 5 feet off the property line. In addition the space in between the property lien and build- ing includes landscape with evergreen plantings and front porches that en- hance social interaction.	X		Each lot shall contain a mixture of deciduous and evergreen plantings in between the build- ing and sidewalk to provide greenery year round.
	G. Minimum Building Frontage: 60%		X			Building frontage along 5 th Ave. NW is 65% and frontage along 4 th Ave. NW is 78%. No drive-through is proposed.	X		
	H. Corner Build- ing Frontage	X				Not Applicable			
	I. Community Space as Building Frontage	X				Not Applicable			
	J. Alternative Building Frontage	X				Not Applicable			

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	K. Above-ground Utilities		X		X	If ground-mounted utilities are deemed necessary during construction or after site improvements are completed, placement will be carefully reviewed for compliance with CIDDS and screening will be required. See comments for 10.8 above.	X		See conditions for 10.8 above.
	L. Residential Garage Set-backs for street-facing garages	X				Not Applicable			
11.4 Environmentally Critical Areas	A. Minimize Impacts to Critical Areas	X				Not Applicable			
	B. Bldg. Orientation to natural areas	X				Not Applicable			
11.5 Service, Loading, Waste	A. Consolidate Facilities		X			There are no services or loading facilities proposed. See comments for 11.5.B below.			
	B. Locate within buildings or use roof cover		X			Waste enclosures are provided for each single family units and are required to be located inside a building (garage).	X		Waste enclosures shall be located inside of buildings (garages) and the garages sized to include this.
	C. Waste enclosures and receptacles, keep wildlife out		X			See comments for 11.5.B above.	X		
	D. Integrate screening with		X			See comments for 11.5.B above.	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	overall landscape and architectural design								
	E. Location and Size		X		X	The applicant is required to obtain approval regarding pick up locations from the City's waste purveyor, Cleanscapes/Recology, for single family use. See comment for 11.5.B above.	X		The waste pick-up access is subject to Cleanscapes/Recology's review and approval. See condition for 11.5.B above.
	F. Screening of service yard, dumpsters, machinery storage, utility & mechanical equipment; other storage areas		X		X	There are no service yards or machinery storage proposed. See comments for 11.5.B regarding waste enclosures and comments for 10.8 regarding mechanical equipment.	X		See conditions for 11.5.B and 10.8 above.
	G. Circulation Facility Conflicts		X		X	The waste pick-up access is subject to Cleanscapes/Recology's review and approval.	X		See condition for 11.5.D above.
14.0 BUILDINGS									
14.2 General Standards	A. Building design to accommodate change of use in future	X				Not Applicable			
	B. Avoid blank walls		X			Generally complies but additional review may be necessary at site work and building permit review.	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	C. Internal and external views and solar access		X			Generally complies as buildings are slightly setback from the street, though proposed street and front yard trees are deciduous and will provide shade for part of the year. The through block passage is visible from end units on the north side of the project as there are many windows on the occupied second and third floors.	X		
	D. Continuous street wall along Circulation Facilities and Community Spaces		X			See comments for 11.3.F, 11.3.G and 14.C above.			
	E. Incorporate informal gathering spaces		X			Front porches are provided for each unit.	X		
	F. Buildings to encroach into ROW and enhance pedestrian experience	X				Not Applicable			
	G. Green buildings		X			Not proposed.			
14.3 Building Mass and Design									
14.3.A Standards for all Uses	1. Setback buildings above the third story	X				Nat Applicable			
	2. Break up larger buildings	X				Not Applicable			

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	3. Provide surface relief, depth and shadows		X			Complies at this phase of review but will be further evaluated at building permit review.			
	4. Bldgs. > 45,000 s.f. shall be broken into 2 or more buildings	X				Not Applicable	X		
	5. Provide setbacks for commercial and retail uses if necessary	X				Not Applicable			
	6. Windows: divided light, operable, trimmed; recessed or projecting from building facade		X		X	Generally complies but will be further reviewed for compliance during building permit review. Provide construction details about windows in the building permit submittal to show compliance to this standard.	X		
	7. Distinguish base, middle and top		X			Defined with varying character, color, modulation, windows and height.	X		
	8. Preserve views of forested hillsides of Issaquah Alps if building high-rise	X				Not Applicable	X		
	9. Special treat-	X				Not Applicable			

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	ment of building corners adjacent to Public Spaces								
	10. Other techniques to enhance building design and break up mass		X			Proposed use of a variety of building materials and textures, as well as building modulation to break up the mass.	X		
14.4 Ground Level Details									
14.4.A Standards for All Uses	1. Retail windows facing Circulation facilities	X				Not Applicable			
	2. Open design for gates and fences	X				Not Applicable			
	3. Active ground floor uses that are visible from Circulation facilities		X			Front porches are provided for each unit that provide direct connections to the sidewalk. Privacy is provided by a minimal setback and low landscape in between the front façade and porch and the sidewalk.	X		
	4. Numerous and separated entrances; Entrances reinforced with tradition "main street" design elements		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X		
	5. Primary build-		X			See comments for 14.4.A.3 above	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	ing entrances shall be accessible and visible from Circulation Facilities								
	6. Primary building entrance visually more prominent; emphasize through architectural modulation and articulation, lighting, weather protection		X			Complies at this phase of review as the entrance is highlighted doors that differ in color from the building and recession from the front facade. Additionally, all units have a projecting covered front porch.	X		
	7. For Bldg. with multiple frontage along a Circulation Facility	X				Not Applicable	X		
	8. 50% of building frontage shall be windows; 75% of window area shall use clear glazing		X			Complies at this phase of review but will be further reviewed for compliance during building permit review.	X		
	9. Mirrored or Reflective		X			Complies at this phase of review but will be further reviewed for compliance	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	Glass not allowed					during building permit review.			
	10. Ground level retail and entrance lobby located on a Pedestrian Oriented Circulation Facility	X				Not Applicable	X		
	11. Landscaping as transition between property line and building face;		X			See comments for 11.3.F above.	X		See condition for 11.3.F above
	12. Elements to enhance ground floor: clerestories over store-front windows, projecting window sills, medallions, benches and seat walls; decorative masonry		X			Complies at this phase of review and will be further reviewed for compliance during building permit review.	X		
14.4.B Ground Level Resi-	1. Provide ground-related resi-		X			See comments for 14.4.A.3 above.	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
dential Us- es	dential units and provide semi-private space								
	2. Balance activi- ty in Public Realm with security and privacy					See comments for 14.4.A.3 above.			
	3. Principal fa- çade oriented to Circulation Facility		X			All buildings are oriented to the Circula- tion Facility/street.	X		
	4. Architecture and landscape used to en- hance pedes- trian entry from Circula- tion Facility		X			Complies at this phase of review and will be further reviewed for compliance during building permit review.	X		
	5. Secondary en- trance may be from parking areas		X			Complies at this phase of review and will be further reviewed for compliance during building permit review.	X		
14.5 Weather Protection									
14.5.A Standards for All Uses	1. Weather pro- tection shall be required over entranc- es and when building is lo- cated at prop-		X			Weather protection is proposed over the front entrances of all units.	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	erty line or extends the sidewalk on site and against a building,								
	2. Height of Weather protection must be coordinated with other site features; priority is to provide protection for pedestrians		X			Complies at this phase of review and will be further reviewed for compliance during building permit review.	X		
	3. Weather protection for non-residential buildings	X				Not Applicable	X		
14.5.B	For residential building entrances, min. 4 ft. X 4 ft.		X			Complies at this phase of review and details reviewed as part of the building permit review.	X		
14.6 Roofs & Parapets									
14.6.A Standards for All Uses	1. Rooftops as active amenities, when feasible	X				Not Applicable			
	2. Alternatives to active ameni-	X				Not Applicable			

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDD Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	ties: green roofs, solar panels								
	3. Consider public access of rooftops	X				Not Applicable			
	4. Nonresidential buildings shall have parapets and projecting cornices	X				Not Applicable			
	5. False parapets prohibited. Cannot be excessively tall and dominant	X				Not Applicable			
	6. Parapets shall not exceed 25% of the height of the supporting wall and shall not exceed 8 feet.	X				Not Applicable			
	7. Where roof shape and penthouse functions are integrated into overall building design	X				Not Applicable			
	8. Sloped roofs		X		X	Complies at this phase of review and	X		

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
	min. pitch of 4:12. Roofs longer than 60 ft. shall have a change in form to break up mass					details reviewed as part of the building permit review.			
	9. Solar Reflectance Index of 78 or greater		X		X	Complies at this phase of review and details reviewed as part of the building permit review.	X		
	10. Rooftop mechanical, electrical, telecommunications, and other utility equipment shall be screened	X				Not Applicable			
	11. Cellphone towers and related equipment	X				Not Applicable			
	12. Screen top and all sides of large rooftop equipment with rooftop terrace or garden	X				Not Applicable			
9.0 SIGNS									

ASDP16-00003: Attachment 1, Review of Central Issaquah Development and Design Standards and Conditions of Approval

CIDDS Standard #	Name	Not Appl.	ASDP Compliant at Review?		Info Req'd	Comments/Concerns	Review with Construction Permit	Review with Subdivision Permit	Conditions of Approval
			Yes	No					
9.0					X	Not reviewed at this time. A separate sign permit is required if any signage is proposed.			
17.0 LIGHTING									
17.2-10	Lighting		X		X	The through block passage proposes lighting on the south edge. Street lighting is also required, but has not been shown in the proposal.	X		A lighting photometric plan shall be provided for the building site and right of way lighting. The lighting plan shall show an analysis of how IMC 18.07.107 and CIDDS lighting standards are met. New light fixtures product brochure and specifications shall be submitted with the building and site work permits. The lighting levels, shall comply with IMC18.07.107 and CIDDS Figure A in chapter 17 and shall provide an adequate amount of illumination for the intended use. See also street light condition for 6.4.E above.

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY MEAD GILMAN & ASSOCIATES (JOB NO. 13132), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY MEAD GILMAN & ASSOCIATES:

LEGAL DESCRIPTION
(PER CHICAGO TITLE COMPANY COMMITMENT NO. 0003325-06
DATED OCTOBER 16, 2013)

LOT 3, BLOCK 4, HERBERT S. UPPERS' SECOND ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE NORTH ZONE, NAD 83(91).
(PER REF-1 AND WASHINGTON GEODETIC SURVEY CONTROL DATA SHEETS FOR POINTS 2297 AND 2287)

DATUM

NAVD 88

CONTOUR INTERVAL = 2'

EQUIPMENT AND PROCEDURES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

BENCHMARKS

- ORIGINAL BM: KING COUNTY SURVEY CONTROL POINT NO. 2307 1-1/2" BRASS DISK SET 1.72' BELOW GRADE IN A FOOTCIE MONUMENT CASE AT THE INTERSECTION OF E. SUNSET WAY AND FRONT ST. N., ELEV=94.15'
- TBM - A: SOUTHERLY OF 2 ROAD SIDE CAP BOLTS OF FH AT W SIDE 5TH AVE NW, OPPOSITE TO SITE. ELEV=74.63
- TBM - B: RR SPIKE 1' ABOVE GRADE IN W FACE POWER POLE AT S SIDE HOLLY ST. AT E END HOLLY ST AND E OF 4TH AVE AND W OF CREEK BY POWER CABINET ELEV=74.14
- TBM - C: SCRIBED "X" ON W CAP BOLT OF FH AT E SIDE 4TH AVE NW, OPPOSITE TO SITE. ELEV=74.75

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
4. TOTAL SITE AREA = 21,747 S.F.

IMPERVIOUS SITE AREA (INCLUDES GRAVEL AREAS) = 10,136 S.F.

REFERENCES

1. BELSHAYE AT ISSAQUAH, A REPLAT, REC. NO. 20080623000755, VOL. 248 OF PLATS, PGS. 12 IN KING COUNTY, WA.
2. HERBERT S. UPPERS' SECOND ADDITION TO ISSAQUAH, REC. NO. 19130401858963 IN KING COUNTY, WA.
3. LOT LINE ADJUSTMENT NO. PLN11-0018, REC. NO. 2011012900004, VOL. 283 OF SURVEYS, PG. 173, IN KING COUNTY, WA.
4. JUNIPER & 4TH SHOT PLAT NO. PLN07-0016, REC. NO. 20080423900010, VOL. 245 OF PLATS, PGS IN KING COUNTY, WA.
5. VICTORIA GARDENS, A CONDOMINIUM, REC. NO. 20130826000349, VOL. 278, PGS 037 IN KING COUNTY, WA.
6. GILMAN STATION, A CONDOMINIUM, REC. NO. 20130826000349, VOL. 278, PGS 037 IN KING COUNTY, WA.



0 20 40
PLAN IN FEET



Know what's below.
Call before you dig.

NO.	DATE	REVISION	BY	CD	MT
1	9/23/24	ADP REVISIONAL			

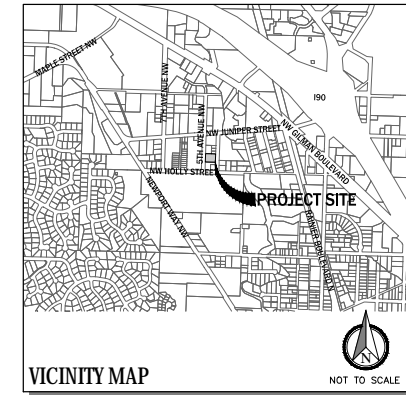
SOLWAY
ADMINISTRATIVE SITE DEVELOPMENT PERMIT
EXISTING SITE SURVEY
CITY OF ISSAQUAH

CLIENT: 1404-WLD ISSAQUAH TOWNHOMES, LLC
1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390


CPH
CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
14415 W. Howe Rd., Suite 120
Burien, WA 98148
Phone: (425) 280-2390 | Fax: (425) 280-4389
www.cphconsultants.com

PROJECT NO. 0034 15-022
DRAWING: **P0.10**
SHEET 2 OF 15

BUILDING NO.	TOTAL LOT AREA (SF)	IMPERVIOUS COVER		PERVIOUS COVER	
		(SF)	%	(SF)	%
1W (5-PLEX)	6843	5120	74.82%	1723	25.18%
2E (6-PLEX)	8184	5988	73.17%	2196	26.83%
LANDSCAPE/ACCESS	6720	5020	74.70%	1700	25.30%
TOTAL SITE	21747	16128	74.16%	5619	25.84%



GENERAL	8843900445	UTILITY DATA AND SURVEYORS
PARCEL NO:	772 S AVENUE NW	FIRE FLOW:
SITE LOCATION:	ISSAQUAH, WA 98027	REQUIRED MIN.
		1,000 GPM, STANDARD
		1,962 GPM
ZONING:	MIXED USE RESIDENTIAL, MUR	WATER PRESSURE:
NEIGHBORHOOD:	GLIMAN, CENTRAL ISSAQUAH PLAN	STATIC
		92 PSI
		RESIDUAL
		86 PSI
COMPREHENSIVE PLAN		WATER ERU:
SUB-AREA:	CENTRAL ISSAQUAH PLAN	11
LAND USE:	MIXED USE RESIDENTIAL	
PRESENT USE:	SINGLE-FAMILY RESIDENCE	WATER AND SANITARY SEWER:
		CITY OF ISSAQUAH
		P.O. BOX 1307
		ISSAQUAH, WA 98027
		(425) 837-3000
SITE DEVELOPMENT		POWER:
CROSS SITE AREA:	0.50 AC (21,747 SF)	PIUGET SOUND ENERGY
NET DEVELOPABLE AREA:	0.50 AC (21,747 SF)	10885 NE 4TH ST.
PROPOSED USE:	TOWNHOME, SINGLE-FAMILY	P.O. BOX 97034
DISTURBED AREA:	0.46 AC (20,000 SF)	BELLEVUE, WA 98009-9734
		(888) 225-5773
IMPERVIOUS SURFACE:		NATURAL GAS:
MAXIMUM ALLOWED	80% (17,182 SF)	PIUGET SOUND ENERGY
PROPOSED	74.2% (16,129 SF)	10885 NE 4TH ST.
PERVIOUS SURFACE:		P.O. BOX 97034
MINIMUM ALLOWED	20% (4,295.5 SF)	BELLEVUE, WA 98009-9734
PROPOSED	25.8% (5,619 SF)	(888) 225-5773
OPEN SPACE:	2,325 SF	TV/CABLE:
		COMCAST
		(800) 266-2278
PARKING:		PHONE:
NET SQUARE FOOTAGE	11,225 SF (BLDG. 1W)	VERIZON
	13,288 SF (BLDG. 2E)	(800) 483-4000
MIN. REQUIRED STALLS	1 PER UNIT (TABLE 810-1)	FIRE:
	5 UNITS x 1 = 5 STALLS (BLDG. 1W)	EASTSIDE FIRE AND RESCUE
	6 UNITS x 1 = 6 STALLS (BLDG. 2E)	175 NEWPORT WAY NE
		ISSAQUAH, WA 98027
		(425) 313-3200
PARKING PROVIDED	2x2 + 3x1 = 7 STALLS (BLDG. 1W)	
	2x2 + 4x1 = 8 STALLS (BLDG. 2E)	
LANDSCAPE:	OP DEVELOPMENT STANDARDS	
	CHAPTER 10	
BUILDING INFORMATION		
APPLICABLE CODE:	INTERNATIONAL RESIDENTIAL CODE, IRC	
TYPE OF CONSTRUCTION:	WOOD FRAME	
OCCUPANCY TYPE:	TOWNHOUSE, SINGLE-FAMILY	
GROSS FLOOR AREA:	11,225 SF (BLDG. 1W)	
	13,288 SF (BLDG. 2E)	
FLOOR AREA RATIO:		
MINIMUM	N/A	
BASE	1.25	
MAXIMUM	2.00	
PROVIDED	24,513/21477.5 = 1.14	
NO. DWELLING UNITS:	11	
SETBACKS:		
SIDE	7 FEET	
REAR	7 FEET	
BUILD-TO-LINE	0 - 10 FEET	
BUILDING HEIGHT:		
	40 FEET (BASE)	
	65 FEET (MAX.)	
	43 FEET (PROPOSED)	

SU.	DATE	REVISION	BY	CK.
	5/13/16	ASDP RESUBMITTAL	RAS	MJR
				

SOLWAY
ADMINISTRATIVE SITE DEVELOPMENT PERMIT
SITE AND CIRCULATION PLAN
WASHINGTON
JULY 2015

CLIENT

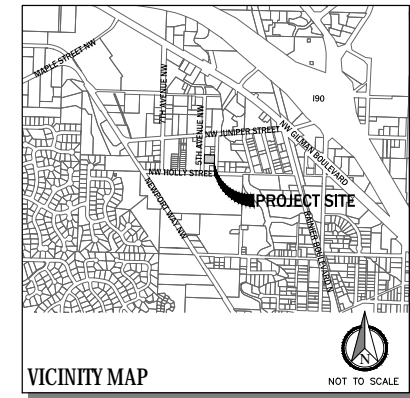
**1404-WLD
ISSAQUAH TOWNHOMES, LL**

**1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390**

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CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
11431 Wilshire Rd., Suite 120
Redmond, WA 98052
Phone: (425) 280-2390 | FAX: (425) 280-2389
www.cphconsultants.com

PROJECT NO.	0054-15-022
DRAWING	P1.00
SHEET	3 OF 15

BUILDING NO.	LOT NO.	TOTAL LOT AREA (SF)	IMPERVIOUS COVER		PERVIOUS COVER		
			(SF)	%	(SF)	%	
1W (5-PLEX)	1	1904	1457	76.50%	447	23.50%	
	2	1098	900	82.00%	198	18.00%	
	3	1098	893	81.30%	205	18.70%	
	4	1098	893	81.30%	205	18.70%	
	5	1924	1218	63.33%	706	36.67%	
SUBTOTAL, 1W		7122	5360	75.27%	1761	24.73%	
2E (6-PLEX)	6	1903	1217	63.97%	686	36.03%	
	7	1097	893	81.34%	205	18.66%	
	8	1097	892	81.31%	205	18.69%	
	9	1097	892	81.31%	205	18.69%	
	10	1097	892	81.34%	205	18.66%	
	11	1924	1205	62.63%	719	37.37%	
SUBTOTAL, 1E		8215	5991	72.93%	2224	27.07%	
ACCESS/OPEN SPACE/UTILITIES		AOST00	6411	4815	7512%	1595	24.88%
TOTAL SITE		21747	16167	74.34%	5581	25.66%	



GENERAL INFORMATION:	2843900445	UTILITY DATA AND SURVEYS	
PARCEL NO:	775 2ND AVENUE NW	FIRE FLOOR:	1,000 GPM, STANDARD
SITE LOCATION:	ISSAQUAH, WA 98027	REQUIRED MIN. AVAILABLE:	1,962 GPM
ZONING:	MIXED USE RESIDENTIAL, MUR	WATER PRESSURE:	92 PSI
NEIGHBORHOOD:	GILMAN, CENTRAL ISSAQUAH PLAN	STATIC RESIDUAL:	86 PSI
COMPREHENSIVE PLAN		WATER ERU:	11
SUB-AREA:	CENTRAL ISSAQUAH PLAN		
LAND USE:	MIXED USE RESIDENTIAL		
PRESENT USE:	SINGLE-FAMILY RESIDENCE	WATER AND SANITARY SEWER:	CITY OF ISSAQUAH P.O. BOX 1307 ISSAQUAH, WA 98027 (425) 837-3000
SITE DEVELOPMENT			
GROSS SITE AREA:	0.50 AC (21,747 SF)	POWER:	PUGET SOUND ENERGY 10885 NE 4TH ST. P.O. BOX 97034 BELLEVUE, WA 98009-9734 (888) 225-5773
NET DEVELOPABLE AREA:	0.50 AC (21,747 SF)		
PROPOSED USE:	TOWNHOME, SINGLE-FAMILY		
DISTURBED AREA:	0.46 AC (20,000 SF)		
IMPERVIOUS SURFACE:		NATURAL GAS:	PUGET SOUND ENERGY 10885 NE 4TH ST. P.O. BOX 97034 BELLEVUE, WA 98009-9734 (888) 225-5773
MAXIMUM ALLOWED PROPOSED:	80% (17,182 SF) 74.2% (16,129 SF)		
PERVIOUS SURFACE:	20% (4,295.5 SF)	TV/CABLE:	COMCAST (800) 266-2278
MINIMUM ALLOWED PROPOSED:	25.8% (5,619 SF)	PHONE:	VERIZON (800) 483-4000
OPEN SPACE:	2,325 SF	FIRE:	EASTSIDE FIRE AND RESCUE 175 NEWPORT WAY NE ISSAQUAH, WA 98027 (425) 313-3200
PARKING:			
NET SQUARE FOOTAGE	11,225 SF (BLDG. 1W) 13,288 SF (BLDG. 2E)		
MIN. REQUIRED STALLS	1 PER UNIT (TABLE 8.10-1) 5 UNITS x 1 = 5 STALLS (BLDG. 1W) 6 UNITS x 1 = 6 STALLS (BLDG. 2E)		
PARKING PROVIDED	2x2 + 3x1 = 7 STALLS (BLDG. 1W) 2x2 + 4x1 = 8 STALLS (BLDG. 2E)		
LANDSCAPE:	OP DEVELOPMENT STANDARDS CHAPTER 10		
BUILDING INFORMATION			
APPLICABLE CODE:	INTERNATIONAL RESIDENTIAL CODE, IRC		
TYPE OF CONSTRUCTION:	WOOD FRAME		
OCCUPANCY TYPE:	TOWNHOUSE, SINGLE-FAMILY		
GROSS FLOOR AREA:	11,225 SF (BLDG. 1W) 13,288 SF (BLDG. 2E)		
FLOOR AREA RATIO:			
MINIMUM	N/A		
BASE	1.25		
MAXIMUM	2.00		
PROVIDED	24,513/21477.5 = 1.14		
NO. DWELLING UNITS:	11		
SETBACKS:			
SIDE	7 FEET		
REAR	7 FEET		
BUILD-TO-LINE	0 - 10 FEET		
BUILDING HEIGHT:	40 FEET (BASE) 65 FEET (MAX.) 43 FEET (PROPOSED)		

GOLWAY
ADMINISTRATIVE SITE DEVELOPMENT PERMIT
PRELIMINARY SUBDIVISION SITE PLAN
CITY OF ESSAQUAH
WASHINGTON

1404-WLD
SSAQUAH TOWNHOMES, LLC
1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

CP|H
CONSULTANTS
Site Planning • Civil Engineering
and Use Consulting • Project Management
1431 N. Williams Rd., Suite 120
Redmond, WA 98052
Phone: (425) 280-2390 | Fax: (425) 280-2389
www.cphconsultants.com

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0054-15-022

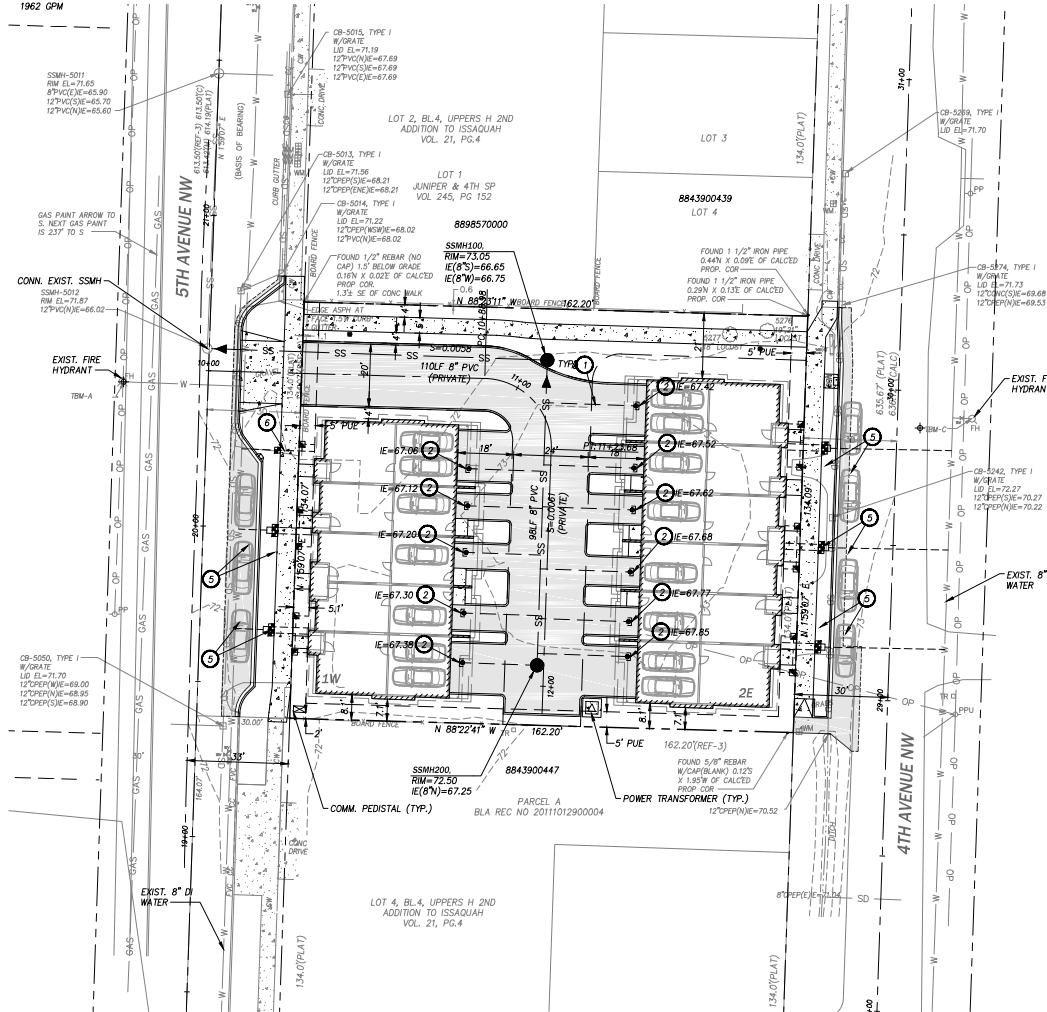
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SHEET **4** OF **15**

NOT TO SCALE

WATER AND SANITARY SEWER DATA

WATER PURVEYOR	CITY OF ISSAQUAH
SANITARY SEWER PURVEYOR	CITY OF ISSAQUAH
STATIC WATER PRESSURE	92 PSI
RESIDUAL WATER PRESSURE	86 PSI
AVAILABLE FIRE FLOW (AT 20 PSI)	4000 GPM
LIMITING FIRE FLOW	1962 CPM



CONSTRUCTION NOTES

1. SIDE SEWER PER COI STD. DET. S-08, BLDG. CONN. IE PER PLAN
2. SEWER CLEANOUT PER COI STD. DET. S-07
3. SEWER MANHOLE UNDER 5 FEET DEEP PER COI STD. DET. S-04
4. FIRE HYDRANT ASSEMBLY PER COI STD. DET. W-02
5. DOUBLE DOMESTIC WATER SERVICE: 1" SERVICE LINE FROM MAIN PER COI STD. DET. W-09, ZEA. 1" METER AND SERVICE TO INDIVIDUAL UNIT PER COI STD. DET. W-09
6. SINGLE DOMESTIC WATER SERVICE: 1" SERVICE LINE FROM MAIN AND 1" METER AND SERVICE TO INDIVIDUAL UNIT PER COI STD. DET. W-09
7. PRIVATE IRRIGATION SERVICE: RELOCATE EXIST. WATER METER, INSTALL DCVA ASSEMBLY (SIZE TO MATCH) PRIVATE SERVICE LINE

LEGEND

- 1" WATER METER AND SERVICE LINE
- 2" WATER METER AND SERVICE LINE
- DCVA VAULT
- FIRE HYDRANT ASSEMBLY
- 2" OR SMALLER DCVA ASSEMBLY
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- W WATER MAIN
- SS SANITARY SEWER MAIN
- PROPOSED POWER OR COMM. FACILITY
- WATER SERVICE
- SANITARY SEWER SERVICES
- PUE PUBLIC UTILITY ESMT.

WATER SYSTEM NOTES:

1. ALL WATER MAIN PIPE AND APPURTENANCES SHALL BE 8"-INCH NOMINAL DIAMETER DUCTILE IRON C152, UNLESS OTHERWISE NOTED AND APPROVED BY CITY.
2. WATER MAINS SHALL MAINTAIN A MINIMUM COVER OF 36" UNLESS NOTED OTHERWISE ON PLAN.

FIRE SYSTEM NOTES:

1. FIRE SUPPLY LINE SIZES SHALL BE DETERMINED BY FIRE PROTECTION ENGINEER PRIOR TO FINAL ENGINEERING PERMIT APPROVAL.
2. FLOW THROUGH FIRE SYSTEMS SHALL BE PROVIDED FOR EACH INDIVIDUAL TOWNHOME UNIT IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS. EACH FIRE SYSTEM SUPPLY SERVICE SHALL BE INSTALLED WITH DCVA PER COI STANDARD DETAIL W-15.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS NOTED OTHERWISE.
2. ALL SIDE SEWER SERVICES SHALL MAINTAIN A MINIMUM SLOPE OF 2% (S=0.0200) FROM PUBLIC SEWER MAIN TO BUILDING CONNECTION.



NO.	DATE	REVISION	BY	CHK	WH
1	9/23/25	ADD RESIDENTIAL			



SOLWAY

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

WATER, SEWER, AND UTILITIES

CITY OF ISSAQUAH

CLIENT

1404-WLD
ISSAQUAH TOWNHOMES, LLC

1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

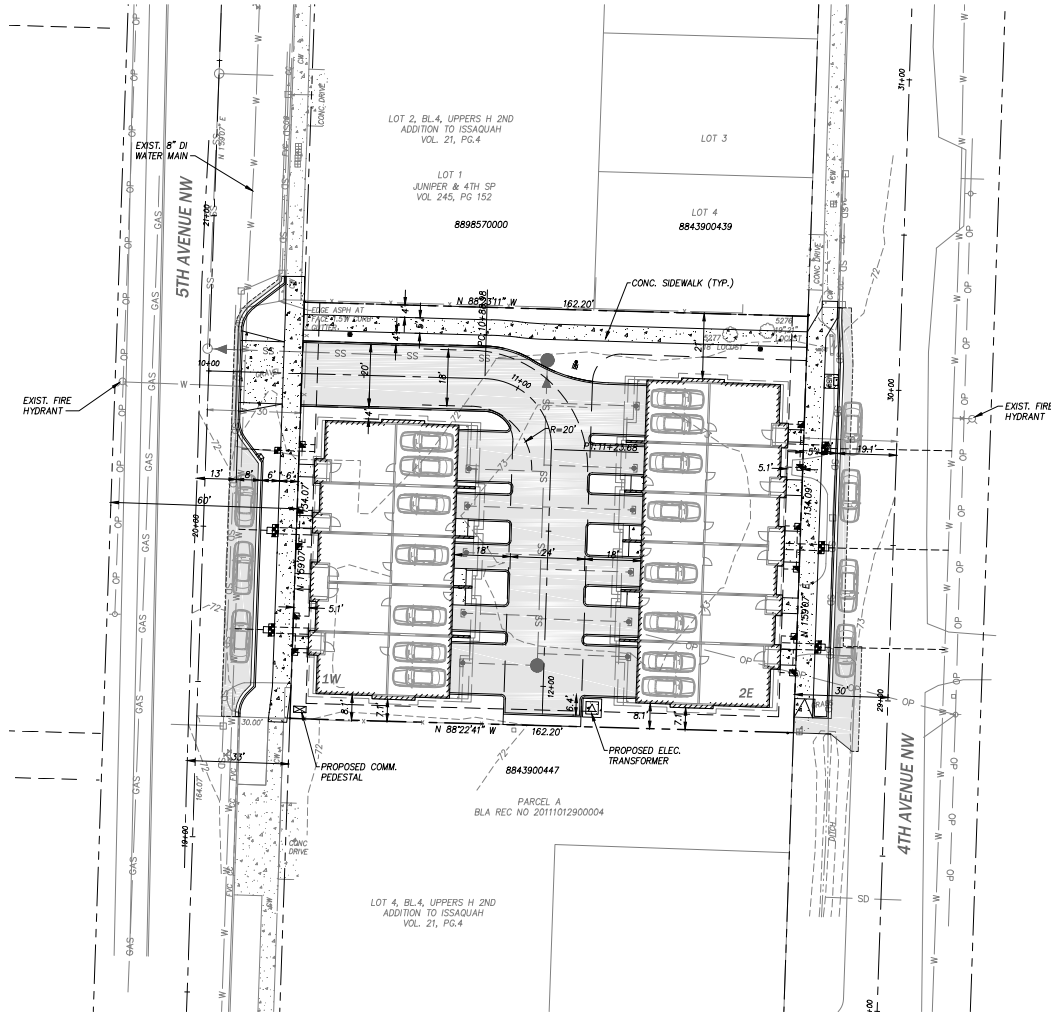
CPH
CONSULTANTS

Site Planning • Civil Engineering
Land Use Consulting • Project Management
14415 N.W. 40th Ave., Suite 120
Bellevue, WA 98005
Phone: (425) 280-2390 | Fax: (425) 280-2389
www.cphconsultants.com

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0034 15 022

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P3.00

SHEET **6** OF **15**

**FIRE FLOW INFORMATION****BUILDING INFORMATION**

APPLICABLE CODE: INTERNATIONAL RESIDENTIAL CODE, IRC
 TYPE OF CONSTRUCTION: WOOD FRAME
 OCCUPANCY TYPE: TOWNHOUSE, SINGLE-FAMILY
 GROSS FLOOR AREA: 11,225 SF (BLDG. 1W)
 13,288 SF (BLDG. 2E)

UTILITY DATA AND PURVEYORS

FIRE FLOW:
 REQUIRED MIN. 1,000 GPM, STANDARD
 AVAILABLE 1,962 GPM

WATER PRESSURE:
 STATIC 92 PSI
 RESIDUAL 86 PSI

WATER ERU: 11

NOTE:

FLOW THROUGH FIRE SYSTEMS SHALL BE PROVIDED FOR EACH INDIVIDUAL TOWNHOME UNIT IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS. EACH FIRE SYSTEM SUPPLY SERVICE SHALL BE INSTALLED WITH DCVA PER COI STANDARD DETAIL W-13.

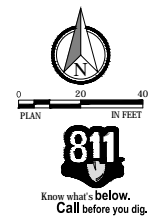


SOLWAY
 ADMINISTRATIVE SITE DEVELOPMENT PERMIT
 FIRE AND RESCUE
 CITY OF ISSAQUAH
 WASHINGTON

CLIENT
 1404-WLD
 ISSAQUAH TOWNHOMES, LLC
 1010 MARKET STREET
 KIRKLAND, WA 98033
 CONTACT: MELANIE CLARK
 PHONE: (425) 576-9390

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 DRAWING P4.00
 SHEET 7 OF 15





- | EXISTING TREE CLASS AND DIAMETER | |
|----------------------------------|--|
|----------------------------------|--|

TOTAL TREE CALIPER, EXISTING	192	
REQUIRED TREE RETENTION	48	25% (PER CIPDS 10.13, SEE NOTE 2)

NOTES:

-

[illegible]

GOLWAY
ADMINISTRATIVE SITE DEVELOPMENT PERMIT
TREE PRESERVATION

CLIENT

**1404-WLD
ISSAQUAH TOWNHOMES, LLC**

**1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390**

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www.cphconsultants.com

PROJECT NO.	0054-15-022
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DRAWING	P5.00
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SHEET 8 OF 15

BIORETENTION CELL PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
SHRUBS				
① Physocarpus opul. 'Donna May'	'Little Devil' Ninebark	1-gallon	21	Full and Matching
② Cornus stolonifera 'Kobold'	Dwarf Redtwig Dogwood	1-gallon	32	Full and Matching
③ Desmodium caes. 'Northern Lights'	Tufted Hair Grass	1-gallon	16	Full and Matching
④ Carex testacea	Orange Sedge	1-gallon	40	Full and Matching
⑤ Carex clausa 'Elk Blue'	Sedge	1-gallon	25	Full and Matching
⑥ Carex osh. 'Evergold'	Variiegated Jap. Sedge	1-gallon	11	Full and Matching

See civil set for bioretention soil and bioretention cell information.

Plant quantities shown here reflect bioretention cell quantities. See below for additional quantities

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
TREES				
① Cornus 'Eddie's White Wonder'	Flowering Dogwood	2" cal.*	4	Full and Matching
② Acer circinnatum	Vine Maple	8'-10' ht.	4	Full and Matching
③ Magnolia grandiflora 'Little Gem'	Evergreen Magnolia	7'-8' ht.	3	Full and Matching
④ Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry, multi-stem	8'-10' ht.	2	Min. 3 stems
⑤ Nyssa sylvatica 'JFS Red'	Black Tupelo	2" cal.	7	Full and Matching
⑥ Plant 30" on-center				
⑦ Populus tremuloides 'Erecta'	Columnar Quaking Aspen	2" cal.	16	Full and Matching
⑧ Thuja plicata 'Excelsa' or 'Green Giant'	Western Red Cedar	7'-8' ht.*	4	Full and Matching

*Replacement tree, Minimum 2" caliper for deciduous or 7'-8' height for evergreen.
Per 1812.1390X(B), minimum 50% of replacement trees to be coniferous

SHRUBS				
① Myrica californica	Pacific Wax Myrtle	2 gal	4	Full and Matching
② Rhododendron sp. 'Nova Zembla'	Rhodie	2 gal	11	Full and Matching
③ Mahonia aquifolium	Oregon Grape	2 gal	8	Full and Matching
④ Vaccinium ovatum	Evergreen Huckleberry	2 gal	2	Full and Matching
⑤ Mahonia cuneiracemata 'Soft Caress'	Oregon Grape	2 gal	34	Full and Matching
⑥ Thuja occidentalis 'Smaragd'	'Emerald Green' Arborvitae	5'-6' ht.	18	Full and Matching
⑦ Mahonia nervosa	Low Oregon Grape	2 gal	2	Full and Matching
⑧ Polystichum munim	Sword Fern	2 gal	2	Full and Matching
⑨ Pennisetum alopec. 'Little Bunny'	Fountain Grass	2 gal	40	Full and Matching
⑩ Chrysanthemum 'Asteric Pearl'	Mexican Orange	2 gal	15	Full and Matching
⑪ Carex trichoclada 'Redbud Sunrise'	Variiegated Tatar Grass	2 gal	106	Full and Matching
⑫ Helictotrichon sempiternum 'Sapphire'	Sapphire Blue Oat Grass	2 gal	51	Full and Matching
⑬ Ilex crenata 'Sky Pencil'	Japanese Holly	2 gal	11	Full and Matching
⑭ Plant sp. 'Bieber's Dwarf'	Lily-of-the-Valley Shrub	2 gal	30	Full and Matching

GROUND COVER

① Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	1 gal at 18" o.c.	
② Fragaria chiloensis	Dune Strawberry	1 gal at 18" o.c.	

LAWN

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRECEDING JURISDICTION.

JOB CONDITIONS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE REPRESENTATIVE.

PROTECTION

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

GUARANTEE

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) BY STAKING BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS

- SUBMIT TWO (2) COPIES THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:
 - DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED AND PHOTOS OF THE PRIMARY PLANT MATERIAL, SUCH AS TREES, PHOTOS SHALL BE PROVIDED PRIOR TO DELIVERY. LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO REJECT ANY SUBSTANDARD PLANT MATERIAL THAT DOES NOT COMPLY WITH THESE SPECIFICATIONS. REJECTED PLANT MATERIAL SHALL BE RETURNED AT NO COST TO OWNER.
 - TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
 - TREE STAKING AND GUYING MATERIALS.
 - ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
 - PLANTING SCHEDULE INCLUDING DATES AND TIMES.
 - MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS

PLANT MATERIALS

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AMN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL." INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL." INDICATES GALLON.

- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

QUALITY

PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED, HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS, LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

- LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT THE SCHEDULE FOR PLANT DELIVERY. PROVIDE ONE WEEK NOTICE FOR PLANT DELIVERY SCHEDULE. LANDSCAPE ARCHITECT TO BE PRESENT FOR ALL PLANT DELIVERIES.

SOIL PREPARATION

TOPSOIL, AMENDMENT, AND BACKFILL ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORILY ANALYZED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

BARK MULCH (TOPDRESSING)

ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), I.E., "FINE," HEMLOCK/FIR BARK.

STAKES

2-INCH DIAMETER BY 8-FOOT MINIMUM LOGSPOLE PINE STAKES.

GUY MATERIAL

1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES, OR, 3/8" DIAMETER RUBBER. NO WIRE.

ROOT BARRIER

PROVIDE ROOT BARRIER AT STREET TREES (IF NECESSARY, PER ROOT BARRIER REQUIREMENTS NOTED IN GENERAL LANDSCAPE PLANTING NOTES LISTED ON SHEET L-1). DEEP ROOT - TREE ROOT GUIDES - PRODUCT #UB 18-2. INSTALL PER MANUFACTURERS WRITTEN SPECIFICATIONS. DEEP ROOT PARTNERS LP (415) 781-0700. WWW.DEEPROOT.COM

LAWN

LOCALLY AVAILABLE COMMERCIAL SEED OR SOD.

HERBICIDE

HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT

"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION

PRE-CONSTRUCTION MEETING

ONCE CONTRACT HAS BEEN AWARDED, LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT. PROVIDE ONE WEEK NOTICE FOR MEETING.

FINISH GRADES

FINISH GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES AND SHRUBS

ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS

EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH

MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/OR SEED. APPLY SUFFICIENT QUANTITY TO PROVIDE A MINIMUM OF 2-INCH DEPTH, UNLESS OTHERWISE NOTED.

UTILITY CLEARANCES

FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE

CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

PRELIMINARY SUBDIVISION TREE DENSITY

PER 1812.1270 FOR MULTIFAMILY DEVELOPMENT, MINIMUM TREE DENSITY REQUIRED IS 4 SIGNIFICANT TREES PER 5,000 SQ FT (AVERAGE 1 TREE PER 1,250 SQUARE FEET OF LOT AREA)

INDIVIDUAL LOT NUMBERS NOT SHOWN, SEE CIVIL SET

50 FT	TREES REQ'D	TREES PROVIDED
LOT 1 1904	1904 / 1,250 = 1.5	3
LOT 2 1098	0.87	1
LOT 3 1098	0.87	1
LOT 4 1098	0.87	1
LOT 5 1924	1.53	4
LOT 6 1909	1.52	2
LOT 7 1097	0.87	1
LOT 8 1097	0.87	1
LOT 9 1097	0.87	1
LOT 10 1097	0.87	1
LOT 11 1924	1.53	5

REVISIONS		BY	DATE
NO.	DESCRIPTION	REVISION PER CITY	DATE
1	05.16	JAY	

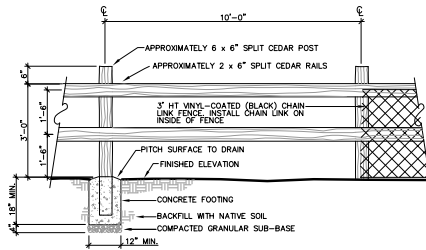
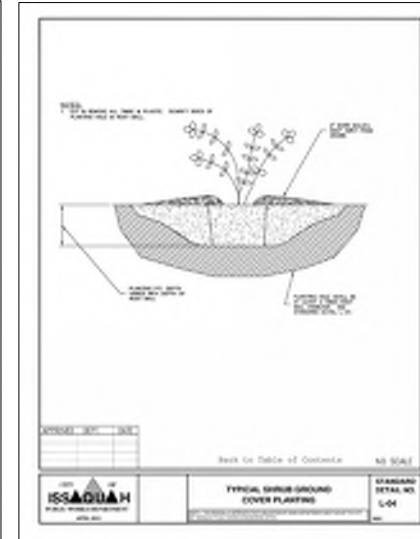
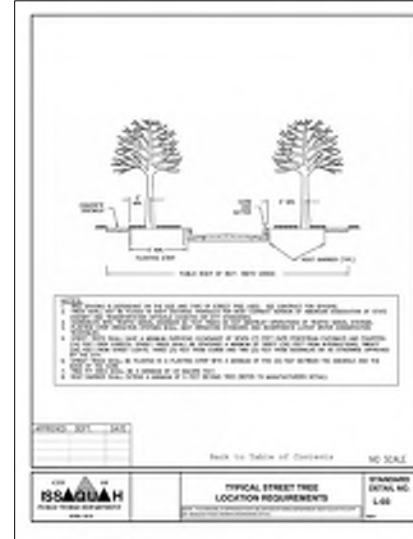
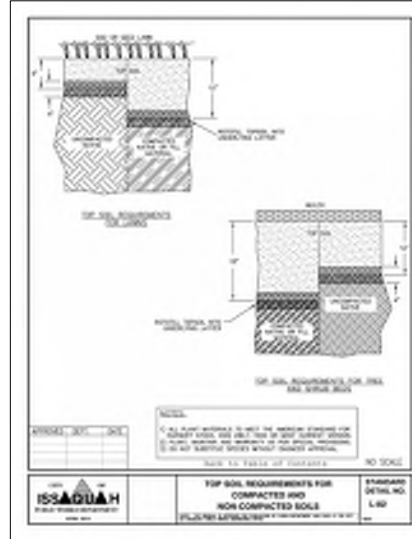
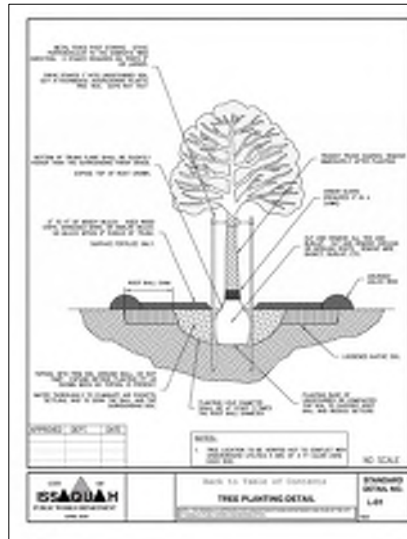


VARELY • VARLEY • VARLEY
LANDSCAPE ARCHITECT
12115 METROLINE Way, West Hills, Washington 98042
tel: 425.481.0100 fax: 425.481.0100
www.varelylandscape.com

SOLWAY
CONCEPTUAL LANDSCAPE PLAN -
PLANT SCHEDULE and LANDSCAPE NOTES

JOB NUMBER:
DRAWING NAME:
DESIGNER: JAY
DRAWING BY: JAY
DATE: 2-2-16
SCALE: AS SHOWN
JURISDICTION: ISSAQUAH

L-2
SHEET 2 of 3



SPLIT RAIL FENCE DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
1	05.1.16	REVISED PER CITY	JMV

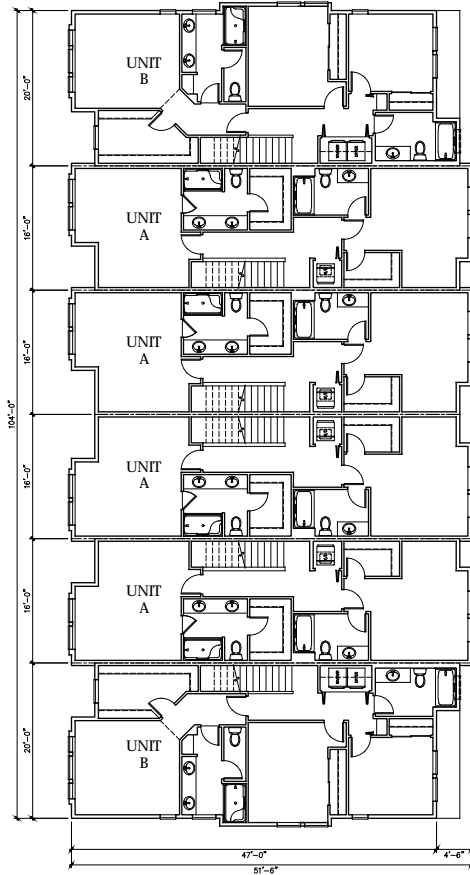


VARLEY • VARLEY • VARLEY
landscape architect
JEFF VARLEY
12745 AETROBITE Way, Woodinville, WA 98072
cell: varley@jeffvarley.com phone: 425-496-9980
www.varleylandscape.com

SOLWAY
CONCEPTUAL LANDSCAPE PLAN -
PLANTING DETAILS

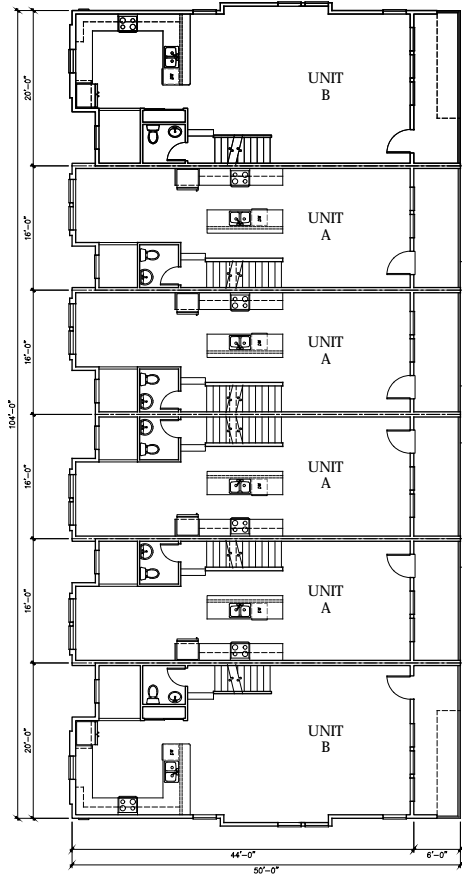
JOB NUMBER:	
DRAWING NAME:	
DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	2-2-16
SCALE:	AS SHOWN
JURISDICTION:	ISSAQUAH

L-3
SHEET 3 of 3



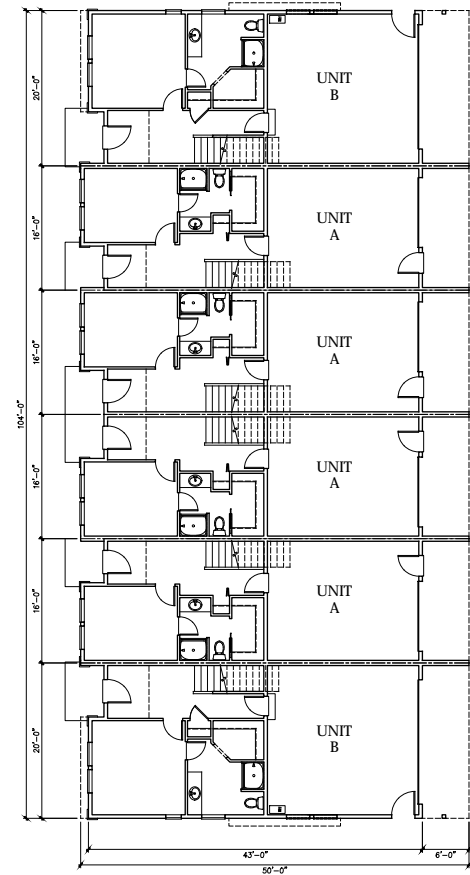
6-Plex
1/8" = 1'-0"

UPPER LEVEL PLAN



6-Plex
1/8" = 1'-0"

MIDDLE LEVEL PLAN



6-Plex
1/8" = 1'-0"

LOWER LEVEL PLAN



Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-658-1208 Website: <http://www.milbrandtarch.com>

Issaquah Townhomes

An 11 Unit Townhome Project
Issaquah, Washington

Westcott Homes

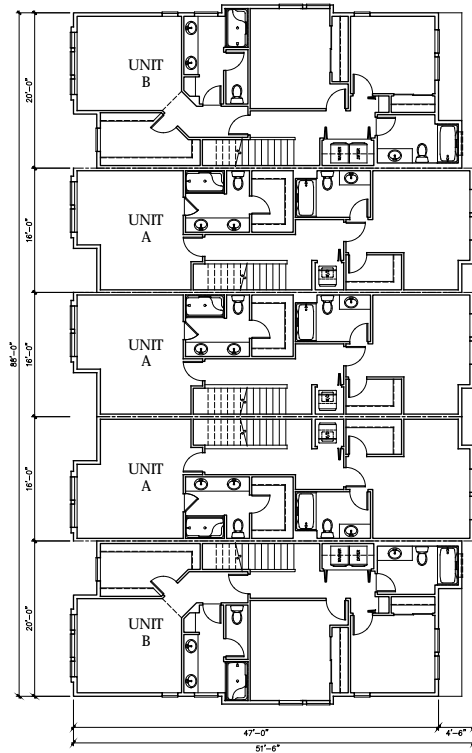
6-Plex Floor Plans

Scale: Drawn By: Date: Date Plotted: 2-3-16

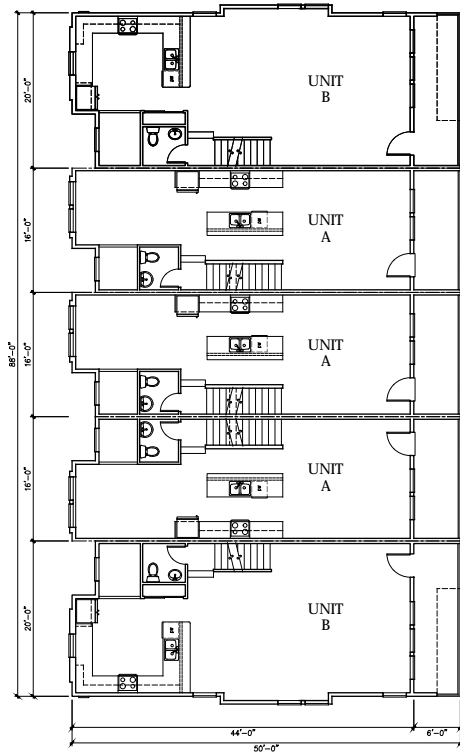
Sheet No.:

A1

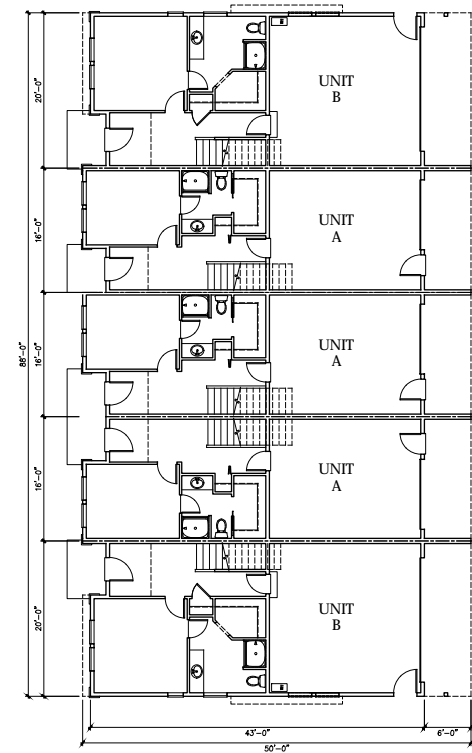
Job No.: 13-32



5-Plex
1/8" = 1'-0"
UPPER LEVEL PLAN



5-Plex
1/8" = 1'-0"
MIDDLE LEVEL PLAN



5-Plex
1/8" = 1'-0"
LOWER LEVEL PLAN



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Issaquah Townhomes

An 11 Unit Townhome Project
Issaquah, Washington

Westcott Homes

5-Plex Floor Plans

Scale: 1/8" = 1'-0"	Drawn By: JLL	Date: 2-9-16	Date Plotted: 2-3-16
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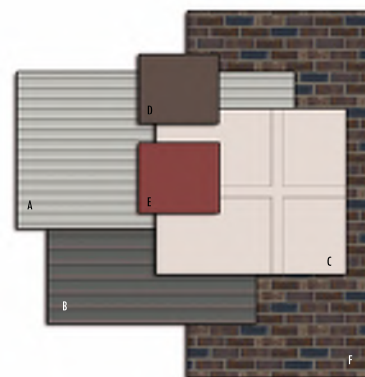
Sheet No.:

A2

Job No.:
13-32



6-Plex
1/4" = 1'-0" FRONT ELEVATION



Material / Paint Legend

- A** BASE 1 - SW7654 (LATTICE)
5" REVEAL FIBER CEMENT LAP SIDING
- B** BASE 2 - SW7068 (GRIZZLE GRAY)
9" REVEAL FIBER CEMENT LAP SIDING
- C** BASE 3 - SW6042 (HUSH WHITE)
FIBER CEMENT PANEL SIDING
- D** ACCENT 1 - SW7048 (URBANE BRONZE)
TRIM ON ROOF, DOORS, AND WINDOWS
- E** ACCENT 2 - SW7582 (SALUTE)
FIBER CEMENT PANEL SIDING & ENTRY DOOR
- F** BRICK - MUTUAL MATERIALS (COVINGTON)
THIN-BRICK APPLIED OVER FRAMING



6-Plex
1/4" = 1'-0" REAR ELEVATION



6-Plex
1/4" = 1'-0" SIDE ELEVATION



Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-456-7110 Fax: 425-638-1200 Website: <http://www.milbrandtarch.com>

Issaquah Townhomes

An 11 Unit Townhome Project
Issaquah, Washington

Westcott Homes

6-Plex Elevations

Scale: 1/8" = 1'-0" Drawn By: JLL Date: 2-9-16 Date Plotted: 2-3-16

Sheet No.

E1

Job No.: 13-02



5-Plex
1/8" = 1'-0" FRONT ELEVATION



Material / Paint Legend

- A** BASE 1 - SW7454 (LANTIC) 5" REVEAL FIBER CEMENT LAP SIDING
- B** BASE 2 - SW7048 (GRIZZLY GRAY) 4" REVEAL FIBER CEMENT LAP SIDING
- C** BASE 3 - SW6042 (HUSH WHITE) FIBER CEMENT PANEL SIDING
- D** ACCENT 1 - SW7048 (GRIZZLY GRAY) TRIM ON ROOF, DOORS, AND WINDOWS
- E** ACCENT 2 - SW7587 (SALUTE) FIBER CEMENT PANEL SIDING & ENTRY DOOR
- F** BRICK - NATURAL MATERIALS (COVINGTON) THIN BRICK APPLIED OVER FRAMING



5-Plex
1/8" = 1'-0" REAR ELEVATION



5-Plex
1/8" = 1'-0" SIDE ELEVATION



Milbrandt Architects, Inc., P.S.
25 Central Way, Suite 210, Kirkland, Washington 98033 Phone: 425-454-7130 Fax: 425-458-1200 Website: <http://www.milbrandtarch.com>

Issaquah Townhomes

An 11 Unit Townhome Project
Issaquah, Washington

Westcott Homes

5-Plex Elevations

Scale: 1/8" = 1'-0" Drawn By: JLL Date: 2-9-16 Date Plotted: 2-3-16

Sheet:

E2

Job No: 13-02

**CITY OF ISSAQUAH
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Description of Proposal: Construct an eleven (11) unit single family townhouse development with fifteen (15) off-street parking spaces on a 21,747 s.f. lot. There are no critical areas on site.

A single-family home that currently occupies the site will be demolished. Adjacent properties are single-family homes to the north and a commercial office building to the south.

Vehicle access to the site is through a driveway off 5th Ave. NW. The main building entries are off the abutting public streets. Five (5) attached units face and have entries off 5th Ave. NW and the other six (6) units face and have entries off 4th Ave. NW.

The site will later be platted to create separate lots for the single family residences. A preliminary plat application will be required and reviewed according to procedures and standards in the Issaquah Municipal Code. There will be no additional SEPA review of the preliminary plat unless there are substantial changes to the proposal.

Proponent: Westcott Homes
Melanie Davies
1010 Market St.
Kirkland, WA 98033

Permit Number: ASDP16-00003 (Solway Townhomes)

Location of Proposal: 775 4th Ave. NW, Issaquah, WA 98027

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment/Appeal Period: This Mitigated Determination of Nonsignificance is issued under WAC 197-11-340(2) and 197-11-680(3)(a)vii, and is based on the proposal being conditioned as indicated below. There is a 21-day combined comment/appeal period for this determination, between **June 23 to July 14, 2016**. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will reconsider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the Issaquah Development Services Department, 1775 12th Avenue NW, Issaquah, WA 98027.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1. This threshold determination is based on review of the Plan Set including civil, architecture, landscape, and Preliminary Storm Drainage Report - TIR (dated February 3, 2016) received on February 4, 2016; Geotechnical Report (Earth Solutions NW, LLC, dated November 10, 2010); SEPA environmental checklist prepared on February 3, 2016 and revised on June 14, 2016; and other documents in the file. Documents associated with this project may be viewed upon request.

- 2) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities, including the Land Use Code, Central Issaquah Development and Design Standards, City of Issaquah Streets Standards, Building Codes, Clearing and Grading Ordinance, and Surface Water Design Manual.

Findings:

1. Land Use: The site is zoned Mixed Use Residential (MUR). It is located in the Gilman District, as designated by the Central Issaquah and Comprehensive Plans. The proposed single family development is consistent with the Central Issaquah and Comprehensive Plan visions and land use policies. The proposal will be evaluated in detail for compliance with the Central Issaquah Plan policies and Central Issaquah Development and Design Standards under the Administrative Site Development Permit. Subsequent platting, both preliminary and final plats, shall be reviewed against the requirements of the Issaquah Municipal Code.
2. Stormwater – The Preliminary Drainage Report is provided as part of the TIR (Technical Information Report, dated February 3, 2016). The project proposes to infiltrate stormwater on-site using low impact development techniques.
3. Traffic: The proposal would generate approximately ninety-four (94) daily weekday trips with nine (9) trips during the weekday AM peak hour and ten (10) trips during the weekday PM peak hour. With the City's traffic concurrency system, development projects mitigate their impacts with payment of traffic mitigation fees. The City utilizes traffic impact fees to construct identified road improvements to maintain adopted level of service (LOS) standards on a City-wide basis. The primary access would be through a 20-foot wide driveway off of 5th Ave. NW and private access easement that accesses the rear or garage side of all the proposed lots. Additionally, on-street parking is proposed along 4th and 5th Ave. NW.
4. Bicycle and Pedestrian Facilities – The *Nexus Study for Bicycle and Pedestrian Facilities Mitigation Fees* (Henderson Young & Company, December 10, 2014) was adopted by the City Council, Ordinance #2733, effective February 2, 2015. The study quantifies the direct impact of new development on the current system of bicycle and pedestrian facilities and the additional demands from future growth to maintain the adopted level of service. The report uses trip generation rates based on the different land use types to quantify the impacts of new development. It also identifies 16 specific bicycle and pedestrian projects that are needed to support the City's level of service standard. Payment of mitigation fees as determined in the study may satisfy a development's requirement to mitigate their project impacts on the level of service standard. If the developer doesn't voluntarily use the methodology and mitigation fees as determined in the report, the developer may choose other methods to quantify and mitigate their impact including conducting a study of its impacts and identifying alternate means of mitigating impacts to achieve the adopted standards. The mitigation fee is presently \$408.86/condominium/townhouse dwelling unit. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.
5. Public Services - The proposal would have a potential impact on public services, including police and general government buildings. IMC Chapter 3.74, Methods to Mitigate Development Impacts, provides alternatives to mitigate for direct impacts of proposed development. The City may approve a voluntary payment in lieu of other mitigation. Rate studies for police facilities and general government buildings are included in IMC 18.10.260 as the City's SEPA policy base. The rate

studies present the methodology and formulas for determining the amount of the mitigation fee commensurate with the proposed land use and project impacts. The current mitigation fee is \$79.83/multi-family unit for general government and \$156.84/multi-family unit for the police mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual cost of the mitigation fee will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Mitigation Measures: The Mitigated Determination of Nonsignificance is based on the SEPA environmental checklist (prepared on February 3, 2016 and revised on June 14, 2016) and supplemental technical information and plans listed above. The following SEPA mitigation measures shall be deemed conditions of the approval of the licensing decision pursuant to Chapter 18.10 of the Issaquah Land Use Code. All conditions are based on policies adopted by reference in the Land Use Code.

1. The applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The City may approve a voluntary payment in lieu of other mitigation. The current mitigation fee is \$79.83/multi-family unit for general government, \$156.84/multi-family unit for the police mitigation fee, and \$408.86/condominium/townhouse dwelling unit for the bicycle/pedestrian mitigation fee. The mitigation fee will be assessed with issuance of building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

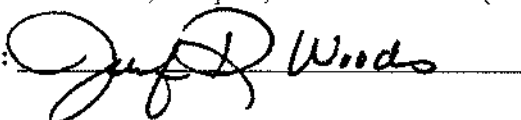
SEPA Responsible Official: Jennifer R. Woods

Position/Title: Associate Planner

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307 (425) 837-3094

Date: 6/23/16

Signature:



cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Parties of Record
Issaquah Development Services Department
Issaquah Parks and Public Works Engineering Departments

Attachment 4, AAS16-00013 Additional Impervious Surface Request



Site Planning
Civil Engineering
Land Use Consulting
Project Management

May 13, 2016

Ms. Jennifer R. Woods
Associate Planner
City of Issaquah
PO Box 1307
Issaquah, WA 98027

RE: Solway (fka, Issaquah Townhomes)
City file no. ASDP 16-00003, CPH Project No. 0004-15-003
Administrative Adjustment to Standards for Individual Lot Impervious Coverage

Ms. Woods,

This letter and enclosures are provided on behalf of 1404-WLD Issaquah Townhomes, LLC to request the City's review and approval of an Administrative Adjustment to Standards (AAS) for the Solway residential townhome project. Specifically, the AAS would provide for a five percent increase in the standard maximum impervious coverage on the site as allowed by Table 4.4 of the Central Issaquah Plan Development Standards (CIPDS).

The Solway site is an approximately 21,747 square-foot property located within the City's Mixed Use Residential (MUR) zone in the Gilman neighborhood. It will ultimately involve a subdivision to create individual fee-simple lots over each of the residential townhome units. City staff have indicated in their initial review that each individual lot within the subdivision must meet the impervious coverage requirements established by Table 4.4 of the CIPDS. The standard maximum coverage in the MUR zone is 80 percent, which can be increased to 85 percent with an approved AAS.

The completed Solway site would result in an overall impervious area of 16,167 square feet. This is equivalent to 74.3 percent coverage, which is well below the standard 80 percent allowable maximum. The individual lots proposed with the subdivided Solway site vary in size and in on-lot pervious areas. The greatest impervious coverage area proposed on any one individual lot is 82 percent on a lot that is 1,098 square feet.

The requested AAS provides an equivalent or superior design solution for this project and complies with the approval criteria provided by Chapter 1.1.E(4) as follows:

1. ***Vision.*** *The proposed alternative is equal or superior to the Central Issaquah Plan vision, goals, and policies.*

The Central Issaquah Plan (CIP) intends to develop and redevelop central Issaquah into "...a more livable, sustainable, and balanced mixed use urban area serving everyday essentials to residents, employees, and visitors." The Mixed Use Residential (MUR) zoning criteria summarized by Table 4.4 of the CIPDS reflects the urbanized condition that is intended by the CIP and it recognizes that additional impervious coverage may be necessary to achieve the desired urban housing density, access and parking provisions, and additional pedestrian corridors common to a successful urban environment. Allowance for a five percent increase in impervious coverage fulfills the intent and purpose of the CIP.

2. **Access.** *The proposal will not create negative impacts to abutting properties or right-of-way, dedicated tracts, or easements.*

A single access conforming to current Public Works standards is proposed from 5th Avenue. This shared private drive is centralized to the site to buffer its view from abutting properties, right-of-way, and the required pedestrian corridor. It maintains minimum driveway width and sight distance requirements conforming to standards and consistent with the residential nature of the neighborhood. The proposed site plan has been designed with urban facades and entries nearest the street frontage with improved landscaping conforming to CIP standards and consistent with the established properties in the surrounding neighborhood. The shared access drive and proposed site plan configuration minimizes paved surfaces, optimizes residential density, and maintains an overall site impervious coverage below the standard 80 percent.

3. **Compatibility.** *The proposal is compatible with the character of the surrounding properties and their potential development under the Central Issaquah Plan.*

The project conforms to the density requirements of the MUR zone and proposes single-family residential townhomes consistent with existing and anticipated development within the Gilman neighborhood and Central Issaquah Plan area. These structures have been designed with elevations and architectural details that are traditionally northwest and compatible with the character of the surrounding properties. The additional five percent allowance in impervious area provided by this AAS responds to the variation in lot/unit width that is necessary to achieve the character of the buildings and site. A homeowner's association for the Solway community will maintain all common landscape and vehicular and pedestrian access areas for consistency and to ensure their use and intended aesthetic and/or screen function.

4. **Intent.** *The adjustment will be equal to, or superior in, fulfilling the intent and purpose of the original requirements.*

The intent and primary purpose of the maximum impervious coverage requirements is to ensure that adequate landscape and natural features are provided with site development. In so doing, sites and streetscapes provide an enjoyable pedestrian experience. Additionally, limiting impervious coverage reduces storm water runoff increases that result from changes in land use and density. The project conforms to applicable landscape design requirements and provides an aesthetically pleasing and enjoyable experience with landscaping each side of all public pedestrian corridors. Allowance for a modest increase in impervious coverage on an individual residential lot basis does adversely affect or result in changes in the overall impervious coverage of the site which is much less than the maximum allowable by CIP development standards.

5. **Safety.** *The proposal does not negatively impact any safety features of the project, nor create any hazardous features.*

The allowance for additional impervious surface coverage on a select few individual lots will not result in negative impacts to any safety features of the project, nor will it result in any hazardous features. The overall site impervious coverage is less than the allowable maximum of 80 percent.

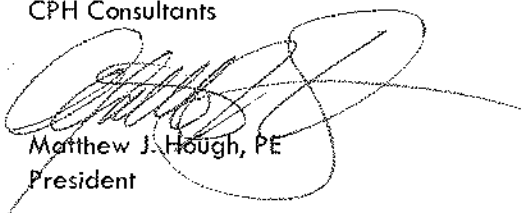
6. *Services.* The proposal will not create negative impacts to public services, including but not limited to fire and emergency services.

The allowance for additional impervious surface coverage on a select few individual lots will not result in negative impacts to public services. The overall site impervious coverage is less than the allowable maximum of 80 percent.

Please contact me directly at (425) 285-2391 or by e-mail at matt@cphconsultants.com if you have questions or need any additional information to complete your review and approval of the requested Variance. Your time and prompt response is appreciated. Thank you.

Sincerely,

CPH Consultants



Matthew J. Hough, PE
President

Enclosures: Figure 1a – Site and Circulation Plan
Figure 1b – Preliminary Subdivision Site Plan
Figure 2 – Preliminary Landscape Plan

Cc: Melanie Davies (1404-WLD Issaquah Townhomes, LLC)
copy to file

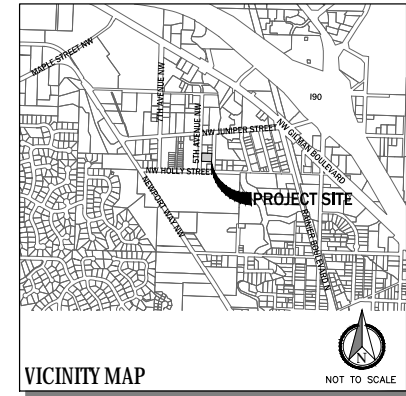
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5/13/2016 1:57 PM RYAN

VICINITY MAP

NOT TO SCALE

[illegible]

BUILDING NO.	LOT NO.	TOTAL LOT AREA (SF)	IMPERVIOUS COVER (SF)	%	PERVIOUS COVER (SF)	%
1W (5-FLEX)	1	1904	1457	76.50%	447	23.50%
	2	1098	900	82.00%	198	18.00%
	3	1098	893	81.30%	205	18.70%
	4	1098	893	81.30%	205	18.70%
	5	1924	1218	63.33%	706	36.67%
SUBTOTAL, 1W		7122	5360	75.27%	1761	24.73%
2E (6-FLEX)	6	1903	1217	63.97%	686	36.03%
	7	1097	893	81.34%	205	18.66%
	8	1097	892	81.31%	205	18.69%
	9	1097	892	81.31%	205	18.69%
	10	1097	892	81.34%	205	18.66%
SUBTOTAL, 1E		8215	5991	72.93%	2224	27.07%
ACCESS/OPEN SPACE/UTILITIES	AOS100	6411	4815	7512%	1595	24.88%
TOTAL SITE		21747	16167	74.34%	5581	25.66%



PROJECT INFORMATION

GENERAL	8843900445	UTILITY DATA AND PURVEYORS	
PARCEL NO:	775 4TH AVENUE NW	FIRE FLOW	
SITE LOCATION:	ISSAQUAH, WA 98027	REQUIRED MIN.	1,000 GPM. STANDARD
		AVAILABLE	1,962 GPM
ZONING:	MIXED USE RESIDENTIAL, MUR	WATER PRESSURE:	
NEIGHBORHOOD:	GILMAN, CENTRAL ISSAQUAH PLAN	STATIC	92 PS
COMPREHENSIVE PLAN	CENTRAL ISSAQUAH PLAN	RESIDUAL	86 PS
SUB-AREA:	MIXED USE RESIDENTIAL	WATER ERU:	11
LAND USE:		WATER AND SANITARY SEWER:	
PRESENT USE:	SINGLE-FAMILY RESIDENCE	CITY OF ISSAQUAH	
		P.O. BOX 1307	
		ISSAQUAH, WA 98027	
		(425) 837-3000	
SITE DEVELOPMENT		POWER:	
GROSS SITE AREA:	0.50 AC (21,747 SF)	PUGET SOUND ENERGY	
NET DEVELOPABLE AREA:	0.50 AC (21,747 SF)	10885 NE 4TH ST.	
PROPOSED USE:	TOWNHOME, SINGLE-FAMILY	P.O. BOX 97034	
DISTURBED AREA:	0.46 AC (20,000 SF)	BELLEVUE, WA 98009-9734	
		(888) 225-5773	
IMPERVIOUS SURFACE:		NATURAL GAS:	
MAXIMUM ALLOWED	80% (17,182 SF)	PUGET SOUND ENERGY	
PROPOSED	74.2% (16,129 SF)	10885 NE 4TH ST.	
PERVIOUS SURFACE:		P.O. BOX 97034	
MINIMUM ALLOWED	20% (4,295.5 SF)	BELLEVUE, WA 98009-9734	
PROPOSED	25.8% (5,619 SF)	(888) 225-5773	
OPEN SPACE:	2,325 SF	TV/CABLE:	
		COMCAST	
		(800) 266-2278	
PARKING:		PHONE:	
NET SQUARE FOOTAGE	11,225 SF (BLDG. 1W)	VERIZON	
	13,288 SF (BLDG. 2E)	(800) 483-4000	
MIN. REQUIRED STALLS	1 PER UNIT (TABLE 8.10-1)	FIRE:	
	5 UNITS x 1 = 5 STALLS (BLDG. 1W)	EASTSIDE FIRE AND RESCUE	
	6 UNITS x 1 = 6 STALLS (BLDG. 2E)	175 NEWPORT WAY NE	
		ISSAQUAH, WA 98027	
		(425) 313-3200	
PARKING PROVIDED	2x2 + 3x1 = 7 STALLS (BLDG. 1W)		
	2x2 + 4x1 = 8 STALLS (BLDG. 2E)		
LANDSCAPE:	CIP DEVELOPMENT STANDARDS CHAPTER 10		
BUILDING INFORMATION			
APPLICABLE CODE	INTERNATIONAL RESIDENTIAL CODE, IRC		
TYPE OF CONSTRUCTION:	WOOD FRAME		
OCCUPANCY TYPE:	TOWNHOUSE, SINGLE-FAMILY		
GROSS FLOOR AREA:	11,225 SF (BLDG. 1W)		
	13,288 SF (BLDG. 2E)		
FLOOR AREA RATIO:			
MINIMUM	N/A		
BASE	1.25		
MAXIMUM	2.00		
PROVIDED	24.513/21477.5 = 1.14		
NO. DWELLING UNITS:	11		
SETBACKS:			
SIDE	7 FEET		
REAR	7 FEET		
BUILD-TO-LINE	0 - 10 FEET		
BUILDING HEIGHT:			
	40 FEET (BASE)		
	65 FEET (MAX.)		
	43 FEET (PROPOSED)		

BR. CL. MTH. EAS. MTH. PAVEN. ANTP. RESIDENTIAL. DATE 5/2/2016 DATE 5/2/2016

ADMINISTRATIVE SITE DEVELOPMENT PERMIT
PRELIMINARY SUBDIVISION SITE PLAN
CITY OF ISSAQUAH

1404-WLD
ISSAQUAH TOWNHOMES, LLC

1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

CPH CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
15411 8th Ave NE, Suite 120
Redmond, WA 98053
Phone: (425) 286-2390 • Fax: (425) 286-2390
www.cphconsultants.com

PROJECT NO. 00054-15-022
DRAWING FIGURE 1B
SHEET 1 OF 1

811
Know what's below.
Call before you dig.

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Attachment 5, AAS16-00014 0% Tree Retention Request



May 13, 2016

Site Planning
Civil Engineering
Land Use Consulting
Project Management

Ms. Jennifer R. Woods
Associate Planner
City of Issaquah
PO Box 1307
Issaquah, WA 98027

RE: Solway (fka, Issaquah Townhomes)
City file no. ASDP 16-00003, CPH Project No. 0004-15-003
Administrative Adjustment to Standards for Landmark Tree Removal

Ms. Woods,

This letter and enclosures are provided on behalf of 1404-WLD Issaquah Townhomes, LLC to request the City's review and approval of an Administrative Adjustment to Standards (AAS) for the Solway residential townhome project. Specifically, the AAS would allow for the removal of four landmark trees on the site, which would typically be required to be retained by Issaquah Municipal Code 18.12.1380(A)(2) and the standards of chapter 10.13 of the Central Issaquah Plan Development Standards (CIPDS).

There are currently 9 significant trees on the Solway site, 4 of which have been designated as landmark trees. One of those trees (tree #5122) is a pacific dogwood that has been deemed hazardous. With that, the total tree caliper of significant onsite trees is 192 inches. CIPDS 10.13 standards requires retention of 25 percent of significant trees, which corresponds to 48 caliper inches. The project is proposing, based on approval of this AAS, to not retain any of the existing significant or landmark trees on the site. Rather, tree replacement in accordance with the provisions of CIPDS 10.14 is proposed to mitigate the tree removal.

The site is mostly cleared with a very sparse and varied cover of vegetation. It currently contains a single-family residence, large metal building, and significant area of paved driveway and parking surfaces. The landmark trees that are the subject of this AAS are located in the west-central portion of the site or near the north boundary. Five additional significant trees are also located near the north or southerly boundary. The central location of the landmark trees makes it impractical to avoid removal as they conflict with the buildings, access drive, and the required pedestrian corridor connecting 4th Avenue and 5th Avenue. Alternate site plan configurations were considered, but would have resulted in significantly lower residential density and undesirable vehicular access configurations and location of the pedestrian corridor.

Tree replacement in accordance with and as allowed by CIPDS 10.14 will sufficiently mitigate the removal of the landmark trees with a ratio of 1 new tree for every 6 inches of caliper that is removed. The four landmark trees combine for a total of 158 inches and a 25 percent retention value of 40 inches. This would require a total of 7 replacement trees. The remaining significant trees on the site have a combined

caliper value of 34 inches, which would have a retention value of 8.5 inches and would require one replacement tree. The result is a total of 8 replacement trees required to mitigate removal of all existing landmark and significant trees. The preliminary landscape plan identifies the location and species of these replacement trees and illustrates the proposal of the project to provide a total of 24 trees—not including street trees. At a minimum 2-inch caliper, the project provides 48 inches of tree replacement.

The requested AAS provides an equivalent or superior design solution for this project and complies with the approval criteria provided by Chapter 1.1.E(4) as modified by the criteria of CIPDS 10.18, *Administrative Adjustment of Standards* are as follows:

1. *Vision. The modification(s) will be equal to, or superior in, fulfilling the intent and purpose of the Central Issaquah Plan and this Chapter;*

The Central Issaquah Plan (CIP) intends to develop and redevelop central Issaquah into "...a more livable, sustainable, and balanced mixed use urban area serving everyday essentials to residents, employees, and visitors." The proposed site plan provides a cohesive, efficient, and interesting configuration for an infill property within the Gilman district with community space, natural bioretention water quality facilities integrated into the landscape, and a "green" pedestrian corridor connecting existing and improved sidewalk facilities at 4th Avenue and 5th Avenue. This site plan requires removal of the landmark trees and replacement trees to accommodate access, integrate storm water treatment, and extend public pedestrian facilities. The landmark trees are irregular in their location and condition and, although viable today, appear to be in declining health due to their age and exposure to the existing commercial and residential uses of the site; and therefore should be expected to have a shorter life span than a new landscape. The proposed landscape will be superior in its provision of a consistent mixture of young native coniferous and deciduous tree species that have a longer life span and denser buffering of the adjacent properties.

2. *Access. The modification does not negatively impact the abutting property in a significant manner;*

A single access conforming to current Public Works standards is proposed from 5th Avenue. This shared private drive is centralized to the site to buffer its view from abutting properties, right-of-way, and the required pedestrian corridor. It maintains minimum driveway width and sight distance requirements conforming to standards and consistent with the residential nature of the neighborhood. The proposed access configuration is available as a result of removal of the existing landmark (and other significant) trees.

3. *Compatibility. The landscape modification(s) shall provide consistency with the intent, scale and the character of the uses(s) involved and shall not jeopardize the screening and buffering of other uses for specific areas;*

The landmark trees are irregular in their location and condition and, although viable today, appear to be in declining health due to their age and exposure to the existing commercial and residential uses of the site; and therefore should be expected to have a shorter life span than a new landscape. There sparse positions across the site provide no screening to adjacent properties or the public right-of-way areas. The proposed replacement trees will be integrated into a denser landscape within the common open space available and accessible by the general public. The landscape will be superior in its provision of a consistent mixture of young native coniferous and deciduous tree species that have a longer life span and denser buffering of the adjacent properties. A homeowner's association for the Solway community will maintain all common

landscape and vehicular and pedestrian access areas for consistency of the community aesthetic, and to ensure their effective function as a buffer within the character of the neighborhood.

4. **Safety.** *The modification(s) does not negatively impact any safety features of the project nor create any hazardous features (such as water quality) in a significant manner; and*

Safety features of the project relate to emergency vehicle access, fire hydrants, and pedestrian travel. Removal of the existing landmark trees allows for a safe and convenient access drive configuration to serve the proposed 11 townhome units. Replacement trees will be located within onsite planter areas and the common open space that contains the pedestrian corridor. Fire hydrants are suitably located in proximity to the proposed residential structures, but offsite. As such, the removal of trees and replacement tree location do not negatively impact any safety features of the project or create any hazardous conditions.

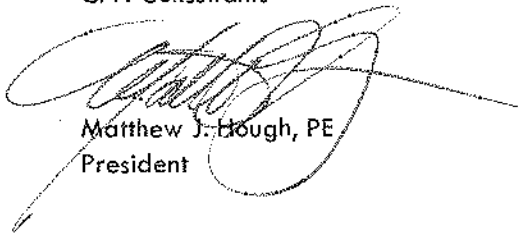
5. **Services.** *The proposal will not create negative impacts to public services, including but no limit to fire and emergency services.*

Removal of the existing landmark trees allows for a safe and convenient access drive configuration to serve the proposed 11 townhome units. Replacement trees will be located within onsite planters and the common open space area that contains the pedestrian corridor. As such, the proposal will not adversely impact public services.

Please contact me directly at (425) 285-2391 or by e-mail at matt@cphconsultants.com if you have questions or need any additional information to complete your review and approval of the requested Variance. Your time and prompt response is appreciated. Thank you.

Sincerely,

CPH Consultants

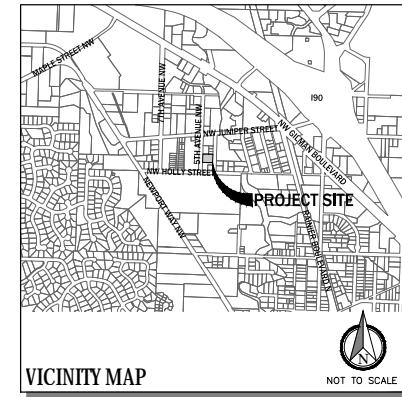


Matthew J. Hough, PE
President

Enclosures: Figure 1a – Site and Circulation Plan
Figure 1b – Preliminary Subdivision Site Plan
Figure 2 – Preliminary Landscape Plan
Figure 3 – Tree Retention Plan

Cc: Melanie Davies (1404-WLD Issaquah Townhomes, LLC)
copy to file

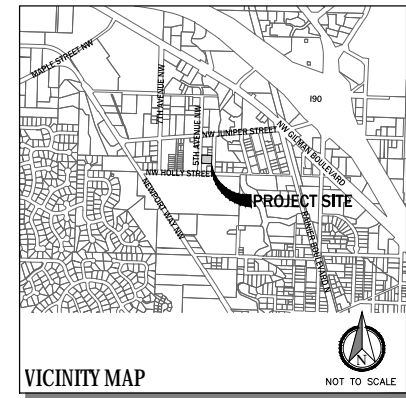
BUILDING NO.	TOTAL LOT AREA (SF)	IMPERVIOUS COVER		PERVIOUS COVER	
		(SF)	%	(SF)	%
1W (5-PLEX)	6843	5120	74.82%	1723	25.18%
2E (6-PLEX)	8184	5988	73.17%	2196	26.83%
LANDSCAPE/ACCESS	6720	5020	74.70%	1700	25.30%
TOTAL SITE	21747	16128	74.16%	5619	25.84%



GENERAL		UTILITY DATA AND SURVEYS
PARCEL NO:	8843900445	FIRE FLOW:
SITE LOCATION:	7720 AVENUE NW ISSAQUAH, WA 98027	REQUIRED MIN. 1,000 GPM. STANDARD AVAILABLE 1,962 GPM
ZONING:	MIXED USE RESIDENTIAL, MUR	WATER PRESSURE:
NEIGHBORHOOD:	GLIMAN, CENTRAL ISSAQUAH PLAN	STATIC 92 PSI RESIDUAL 86 PSI
COMPREHENSIVE PLAN		WATER ERU:
SUB-AREA:	CENTRAL ISSAQUAH PLAN	11
LAND USE:	MIXED USE RESIDENTIAL	
PRESIDENT USE:	SINGLE-FAMILY RESIDENCE	WATER AND SANITARY SEWER:
		CITY OF ISSAQUAH P.O. BOX 1307 ISSAQUAH, WA 98027 (425) 837-3000
SITE DEVELOPMENT		
OVERS SITE AREA:	0.50 AC (21,747 SF)	POWER:
NET DEVELOPABLE AREA:	0.50 AC (21,747 SF)	PUGET SOUND ENERGY 10885 NE 4TH ST. P.O. BOX 97034 BELLEVUE, WA 98009-9734 (888) 225-5773
PROPOSED USE:	TOWNHOUSE, SINGLE-FAMILY	
DISTURBED AREA:	0.46 AC (20,000 SF)	
IMPERVIOUS SURFACE:		NATURAL GAS:
MAXIMUM ALLOWED	80% (17,182 SF)	PUGET SOUND ENERGY 10885 NE 4TH ST. P.O. BOX 97034 BELLEVUE, WA 98009-9734 (888) 225-5773
PROPOSED	74.2% (16,129 SF)	
PERVIOUS SURFACE:		
MAXIMUM ALLOWED	20% (4,295.5 SF)	TV/CABLE:
PROPOSED	25.8% (5,619 SF)	COMCAST (800) 266-2278
OPEN SPACE:	2,325 SF	PHONE:
		VERIZON (800) 483-4000
PARKING:		FIRE:
NET SQUARE FOOTAGE	11,225 SF (BLDG. 1W) 13,288 SF (BLDG. 2E)	EASTSIDE FIRE AND RESCUE 175 NEWPORT WAY NE ISSAQUAH, WA 98027 (425) 313-3200
MIN. REQUIRED STALLS	1 PER UNIT (TABLE 8.10-1) 5 UNITS x 1 = 5 STALLS (BLDG. 1W) 6 UNITS x 1 = 6 STALLS (BLDG. 2E)	
PARKING PROVIDED	2x2 + 3x1 = 7 STALLS (BLDG. 1W) 2x2 + 4x1 = 8 STALLS (BLDG. 2E)	
LANDSCAPE:	CIP DEVELOPMENT STANDARDS CHAPTER 10	
BUILDING INFORMATION		
APPLICABLE CODE:	INTERNATIONAL RESIDENTIAL CODE, IRC	
TYPE OF CONSTRUCTION:	WOOD FRAME	
OCCUPANCY TYPE:	TOWNHOUSE, SINGLE-FAMILY	
GROSS FLOOR AREA:	11,225 SF (BLDG. 1W) 13,288 SF (BLDG. 2E)	
FLOOR AREA RATIO:		
MINIMUM	N/A	
BASE	1.25	
MAXIMUM	2.00	
PROVIDED	24,513/21477.5 = 1.14	
NO. DWELLING UNITS:	11	
SETBACKS:		
SIDE	7 FEET	
REAR	7 FEET	
BLIND-TO-LINE	0 - 10 FEET	
BUILDING HEIGHT:	40 FEET (BASE) 65 FEET (MAX.) 43 FEET (PROPOSED)	

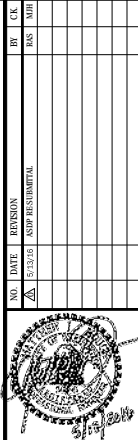
SOLWAY		CLIENT		1404-WLD ISSAQUAH TOWNHOMES, LLC	
ADMINISTRATIVE SITE DEVELOPMENT PERMIT		1010 MARKET STREET KIRKLAND, WA 98033		Site Planning + Civil Engineering	
SITE AND CIRCULATION PLAN		CONTACT: MELANIE CLARK PHONE: (425) 576-9300		Landscape Consulting + Project Management	
CITY OF ISSAQUAH		CITY OF ISSAQUAH		13431 NW 56th Ave, Suite 120 Burien, WA 98147	
NO. DATE: 5/13/2016		REV. DATE: 5/13/2016		Phone: (425) 282-2380 / Fax: (425) 282-2380 www.cpihconsultants.com	
BY: [Signature]		BY: [Signature]		PROJECT NO. 0054-15-022	
DATE: 5/13/2016		DATE: 5/13/2016		DRAWING: FIGURE 1A	
SHEET 1 OF 1		SHEET 1 OF 1		SHEET 1 OF 1	

BUILDING NO.	LOT NO.	TOTAL LOT AREA (SF)	IMPERVIOUS COVER (SF)	%	PERVIOUS COVER (SF)	%
1W (5-FLEX)	1	1904	1457	76.50%	447	23.50%
	2	1098	900	82.00%	198	18.00%
	3	1098	893	81.30%	205	18.70%
	4	1098	893	81.30%	205	18.70%
	5	1924	1218	63.33%	706	36.67%
SUBTOTAL, 1W		7122	5360	75.27%	1761	24.73%
2E (6-FLEX)	6	1903	1217	63.97%	686	36.03%
	7	1097	893	81.34%	205	18.66%
	8	1097	892	81.31%	205	18.69%
	9	1097	892	81.31%	205	18.69%
	10	1097	892	81.34%	205	18.66%
SUBTOTAL, 1E		8215	5991	72.93%	2224	27.07%
ACCESS/OPEN SPACE/UTILITIES	AOS100	6411	4815	7512%	1595	24.88%
TOTAL SITE		21747	16167	74.34%	5581	25.66%



PROJECT INFORMATION

GENERAL	8843900445	UTILITY DATA AND PURVEYORS	
PARCEL NO:	775 4TH AVENUE NW	FIRE FLOW	
SITE LOCATION:	ISSAQUAH, WA 98027	REQUIRED MIN.	1,000 GPM, STANDARD
		AVAILABLE	1,962 GPM
ZONING:	MIXED USE RESIDENTIAL, MUR	WATER PRESSURE:	
NEIGHBORHOOD:	GILMAN, CENTRAL ISSAQUAH PLAN	STATIC	92 PS
COMPREHENSIVE PLAN	CENTRAL ISSAQUAH PLAN	RESIDUAL	86 PS
SUB-AREA:	MIXED USE RESIDENTIAL	WATER ERU:	11
LAND USE:		WATER AND SANITARY SEWER:	
PRESENT USE:	SINGLE-FAMILY RESIDENCE	CITY OF ISSAQUAH	
		P.O. BOX 1307	
SITE DEVELOPMENT		ISSAQUAH, WA 98027	
GROSS SITE AREA:	0.50 AC (21,747 SF)	(425) 837-3000	
NET DEVELOPABLE AREA:	0.50 AC (21,747 SF)	POWER:	
PROPOSED USE:	TOWNHOME, SINGLE-FAMILY	PUGET SOUND ENERGY	
DISTURBED AREA:	0.46 AC (20,000 SF)	10885 NE 4TH ST.	
		P.O. BOX 97034	
IMPERVIOUS SURFACE:		BELLEVUE, WA 98009-9734	
MAXIMUM ALLOWED	80% (17,182 SF)	(888) 225-5773	
PROPOSED	74.2% (16,129 SF)	NATURAL GAS:	
PERVIOUS SURFACE:		PUGET SOUND ENERGY	
MINIMUM ALLOWED	20% (4,295.5 SF)	10885 NE 4TH ST.	
PROPOSED	25.8% (5,619 SF)	P.O. BOX 97034	
OPEN SPACE:	2,325 SF	BELLEVUE, WA 98009-9734	
		(888) 225-5773	
PARKING:		TV/CABLE:	
NET SQUARE FOOTAGE	11,225 SF (BLDG. 1W)	COMCAST	
	13,288 SF (BLDG. 2E)	(800) 266-2278	
MIN. REQUIRED STALLS	1 PER UNIT (TABLE 8.10-1)	PHONE:	
	5 UNITS x 1 = 5 STALLS (BLDG. 1W)	VERIZON	
	6 UNITS x 1 = 6 STALLS (BLDG. 2E)	(800) 483-4000	
PARKING PROVIDED	2x2 + 3x1 = 7 STALLS (BLDG. 1W)	FIRE:	
	2x2 + 4x1 = 8 STALLS (BLDG. 2E)	EASTSIDE FIRE AND RESCUE	
LANDSCAPE:	CIP DEVELOPMENT STANDARDS	175 NEWPORT WAY NE	
	CHAPTER 10	ISSAQUAH, WA 98027	
		(425) 313-3200	
BUILDING INFORMATION	INTERNATIONAL RESIDENTIAL CODE, IRC		
APPLICABLE CODE	WOOD FRAME		
TYPE OF CONSTRUCTION:	TOWNHOUSE, SINGLE-FAMILY		
OCCUPANCY TYPE:	11,225 SF (BLDG. 1W)		
GROSS FLOOR AREA:	13,288 SF (BLDG. 2E)		
FLOOR AREA RATIO:	N/A		
MINIMUM	1.25		
BASE	2.00		
MAXIMUM	2.00		
PROVIDED	24.513/21477.5 = 1.14		
NO. DWELLING UNITS:	11		
SETBACKS:			
SIDE	7 FEET		
REAR	7 FEET		
BUILD-TO-LINE	0 - 10 FEET		
BUILDING HEIGHT:	40 FEET (BASE)		
	65 FEET (MAX.)		
	43 FEET (PROPOSED)		



ADMINISTRATIVE SITE DEVELOPMENT PERMIT

PRELIMINARY SUBDIVISION SITE PLAN

WASHINGTON

CITY OF ISSAQUAH

CLIENT

1404-WLD
ISSAQUAH TOWNHOMES, LLC

1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

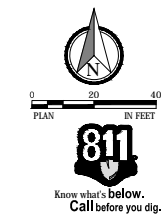
CPH
CONSULTANTS

Site Planning • Civil Engineering
Land Use Consulting • Project Management
14101 18th Ave NE, Suite 120
Redmond, WA 98053
Phone: (425) 296-2390 • Fax: (425) 296-2390
www.cphconsultants.com

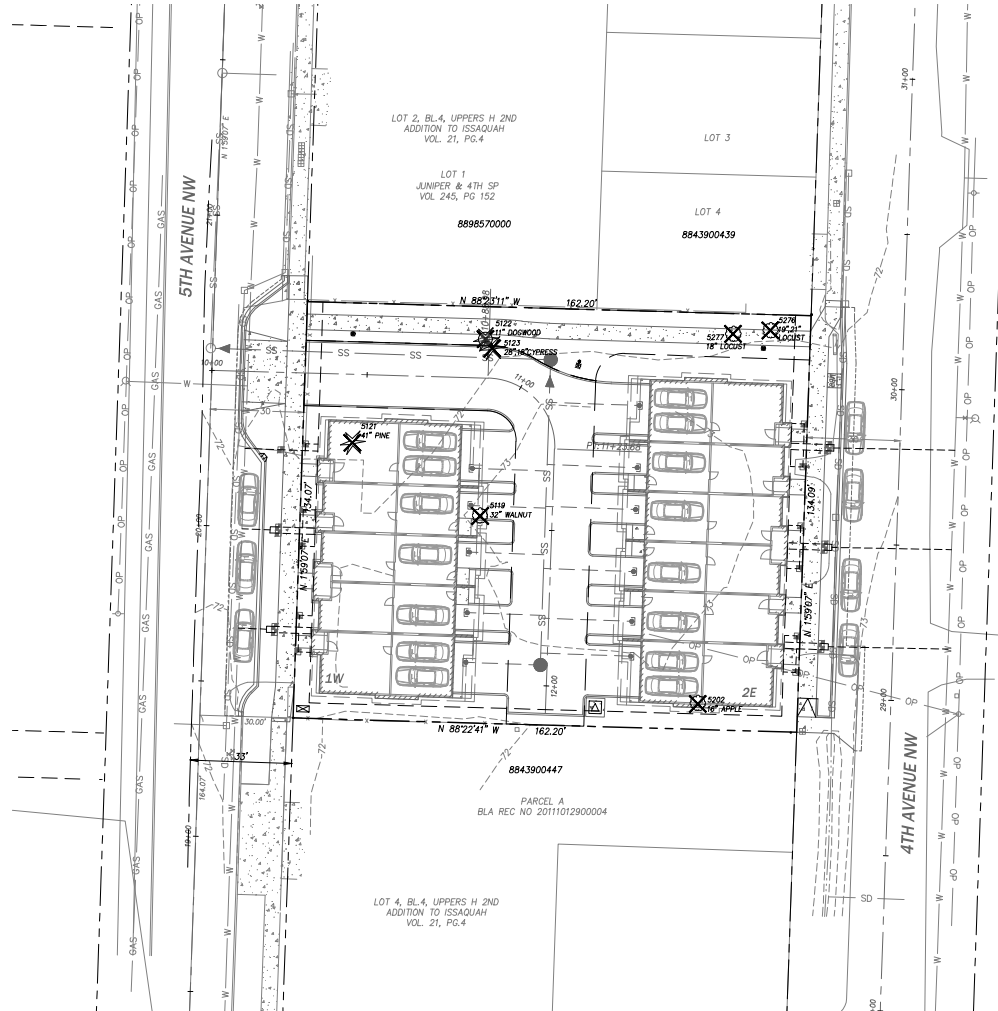
PROJECT NO. 00054-15-022

DRAWING FIGURE 1B

SHEET 1 OF 1



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LEGEND

- EXIST. NONVABLE TREE (TO BE REMOVED)
- EXIST. TREE TO BE REMOVED
- EXIST. TREE TO REMAIN

EXISTING TREE CLASS AND DIAMETER

TREE NO.	SPECIES	DBH (IN)	DRIPLINE (FT)	TREE CLASS	VABLE (Y/N)
5276	BLACK LOCUST	19	24	LANDMARK	Y
		20			
5277	BLACK LOCUST	18	23	SIGNIFICANT	Y
5202	APPLE	16	14	SIGNIFICANT	Y
5119	WALNUT	32	25	LANDMARK	Y
5123	LAWSON CYPRESS	18	11	LANDMARK	Y
		28			
5121	BLACK PINE	41	18	LANDMARK	Y

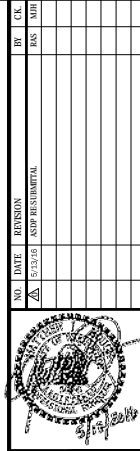
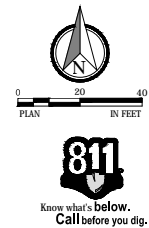
TOTAL TREE CALIPER, EXISTING 192

REQUIRED TREE RETENTION 48 25% (PER OIPDS 10.1.3, SEE NOTE 2)

5122	PACIFIC DOGWOOD	11	8	HAZARDOUS	N
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NOTES

- EXISTING TREE DATA SHOWN ON THIS PLAN IS PER THE TREE HEALTH ASSESSMENT PREPARED AND PROVIDED BY THE PROJECT ARBORIST, GREENFOREST, INC. (APRIL 25, 2104).
- THE REQUIRED TREE RETENTION VALUE SHOWN IS THE STANDARD PROVIDED BY THE CENTRAL ISSAQUAH PLAN DEVELOPMENT STANDARDS (OIPDS) SECTION 10.1.3. THIS STANDARD TREE CALIPER REQUIREMENT IS PROPOSED TO BE ACHIEVED BY MEANS OF TREE REPLACEMENT IN ACCORDANCE WITH THE RATIOS PROVIDED BY OIPDS 10.1.4 AS ALLOWED BY AN APPROVED ADMINISTRATIVE ADJUSTMENT TO STANDARDS. SEE LANDSCAPE PLANS FOR REPLACEMENT TREES.



SOLWAY

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

TREE RETENTION PLAN

CITY OF ISSAQUAH

CIENT
1404-WLD
ISSAQUAH TOWNHOMES, LLC
1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

CPH
CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
15411 18th Ave NE, Suite 120
Redmond, WA 98073
Phone: (425) 286-2390 | Fax: (425) 286-2380
www.cphconsultants.com

PROJECT NO.
0054-15-022
DRAWING
FIGURE 3
SHEET 1 OF 1

RECEIVED
FEB 28 2016
DEVELOPMENT SERVICES

Gilman Station Home Owners Association

Post Office Box 271

Issaquah, Washington 98027

February 23, 2016

Project Planner: Jennifer Woods, associate Planner

Ms. Woods,

In regard to the Issaquah Townhomes proposal, the Gilman Station Home Owners Association asks that the following comments be addressed.

Parking on 5th Ave. is already inadequate as no parking is permitted on the west side of the street and the proposed units have no parking other than the garages. Seven of the units have single car garages and most owners have at least two or more vehicles that need to be parked somewhere.

We are also very concerned for the safety of the elementary school children with the added traffic. The school buses, too, need room to maneuver and park.

Perhaps one less building and onsite parking could be a possible solution.


Gilman Station Home Owners
Association

Board of Directors:


Margaret Petty, President

Anne O'Donnell, V. President

Kay Owens, Treasurer


Mary Levin, Secretary

Gilman Station Homeowners Station

Post Office Box 271
Issaquah, WA 98027

RECEIVED

MAR 02 2016



City of Issaquah

Board of Directors

Margaret Petty, President

Anne O'Donnell, Vice President

Kay Owen, Treasurer

Mary Levin, Secretary

March 2, 2016

Ms. Woods,

In regards to the Issaquah Townhomes proposal, the Gilman Station Homeowners Association asks that the following comments be addressed.

Consider the design of this development to have the entrance into the development on 4th Ave. 5th Ave. is already much busier with traffic than 4th Ave. School buses and parents coming and going from the school use 5th Avenue. The employees at the School District office and traffic created by people using the ball fields use 5th Avenue as their travel route.

This is an opportunity to somewhat equalize traffic on 4th and 5th Avenues.

We still have the parking concerns that were addressed in our letter to you dated February 23, 2016 and ask that they be incorporated with this recommendation.


Margaret Petty, President

Victoria Gardens Homeowners Condominium Association
VGHCA
820 5th Ave NW
Issaquah, WA 98027

March 17, 2017

Jennifer Woods
Associate Planner
Development Services
City of Issaquah
1775 12th Ave BW
Issaquah, WA 98027

Dear Jennifer,

The members of our association and I attended the February 29 neighborhood meeting regarding the Issaquah Townhouse project. As we not so subtly expressed at the meeting, we are against the public walking path as part of the project. We understand the justification and requirements for including it in the plan however we believe the path will not enhance the neighborhood and may add to nuisance and criminal activity in the area. I have requested more information from the Issaquah Police Department and as soon as I receive it I will be happy to share it with you.

As a party of record, we request copies all information pertaining to this project. We hope that you will seriously consider our concerns for the future benefit of our neighborhood.

Sincerely,

Renee Waltz
President
VGHCA
reneewaltz@Comcast.net
425-681-7813

cc: Kerek Edwards, Westcott Holdings
Melanie Clark, Westcott Holdings

Jennifer R. Woods

From: Renee Waltz <reneewaltz@comcast.net>
Sent: Thursday, May 19, 2016 11:21 AM
To: kedwards@westcotthomes.com; mclark@westcotthomes.com; Jennifer R. Woods
Subject: Issaquah crime report re: Issaquah Townhomes
Attachments: Waltz.pdf

Dear Jennifer,

Attached is the crime report provided by the Issaquah Police Department. We requested this information after the discussion of a public walkway next to our homes at the public meeting February 29.

For the record, our homeowners association is against the installation of a walkway. In our view, the walkway would not enhance the area and could increase crime and decrease privacy and property values.

We would like to be informed as the Issaquah Townhomes project progresses.

Sincerely,

Renee Waltz
President
Victoria Gardens HOA

Nature	Number	Address	Reported
ALARM	10-00529	710 5TH AVE NW; FERN LIFE CENTER	08:14:12 01/16/2010
THREATS	10-00544	710 5TH AVE NW; SERN LIFE CENTER	18:53:43 01/16/2010
SUSPICIOUS	10-00705	755 5TH AVE NW	20:52:20 01/21/2010
INFORMATION RPT	10-00953	755 5TH AVE NW; A-101	11:03:45 01/29/2010
FRAUD	10-01573	755 5TH AVE NW; e102	13:12:26 02/17/2010
WELFARE CHECK	10-02284	755 5TH AVE NW; #A-101	14:50:35 03/10/2010
ALARM	10-02968	710 5TH AVE NW; FERN LIFE CENTER	07:42:18 04/01/2010
VEH PROWL RPT	10-04321	755 5TH AVE NW; #A	10:05:12 05/09/2010
CITIZEN ASSIST	10-04473	755 5TH AVE NW; A-102	08:11:47 05/13/2010
ANIMAL PROBLEM	10-04654	755 5TH AVE NW	17:01:38 05/18/2010
VEH PROWL RPT	10-06113	755 5TH AVE NW; #A203	11:36:52 06/25/2010
MAL MISCH RPT	10-06301	755 5TH AVE NW; CAR PORT F	20:06:43 06/30/2010
HARASSMENT	10-06337	755 5TH AVE NW; B201	13:13:16 07/01/2010
CITIZEN ASSIST	10-06346	755 5TH AVE NW; A-203	14:32:28 07/01/2010
COP	10-06352	755 5TH AVE NW; ISS VILLAGE APTS	17:01:09 07/01/2010
DISTURBANCE	10-06530	815 5TH AVE NW	17:04:57 07/06/2010
NOISE COMPLAINT	10-08900	755 5TH AVE NW	13:36:52 09/10/2010
PROPERTY REPORT	10-10182	755 5TH AVE NW	10:36:33 10/16/2010
ALARM	10-10256	710 5TH AVE NW; FERN LIFE CENTER	18:52:13 10/18/2010
911 PROBLEM	10-10728	710 5TH AVE NW; FERN LIFE CENTER	19:04:23 11/01/2010
MAL MISCH IP	10-11397	4TH AVE NW & NW JUNIPER ST; BERNTSEN PAR	14:05:47 11/21/2010
INFORMATION RPT	11-01658	755 5TH AVE NW; #A-102 ISS VILLAGE	14:10:22 02/26/2011
CITIZEN ASSIST	11-01928	755 5TH AVE NW; #B-102	17:08:10 03/07/2011
SUSPICIOUS	11-03049	755 5TH AVE NW	22:25:00 04/14/2011
SUSPICIOUS	11-05525	755 5TH AVE NW	11:40:03 07/01/2011
PROPERTY REPORT	11-09103	755 5TH AVE NW	15:44:28 10/19/2011
SUSPICIOUS	11-09603	755 5TH AVE NW; A BLDG	01:58:43 11/04/2011
911 PROBLEM	12-02379	850 5TH AVE NW	11:05:38 03/17/2012
CITIZEN ASSIST	12-03664	755 5TH AVE NW; #A-102	12:24:29 04/27/2012
PARKING PROBLEM	12-03691	755 5TH AVE NW; ISSAQUAH VILLAGE	10:09:06 04/28/2012
THEFT REPORT	12-05870	755 5TH AVE NW; UNIT D102	15:08:18 06/30/2012
THEFT REPORT	12-05912	755 5TH AVE NW; D102	10:57:30 07/02/2012
DV VERBAL	12-07163	755 5TH AVE NW; A102	19:33:38 08/05/2012
ANIMAL PROBLEM	12-09494	710 5TH AVE NW	10:37:19 10/10/2012
SUSPICIOUS	12-09572	755 5TH AVE NW; #A-102	12:19:00 10/12/2012
SUICIDAL	12-10415	755 5TH AVE NW; #F-202	18:16:03 11/07/2012
INFORMATION RPT	13-01216	860 5TH AVE NW	08:54:09 02/09/2013
CRF	13-01387	710 5TH AVE NW	10:50:28 02/14/2013
SUICIDAL	13-02561	755 5TH AVE NW; 201	23:31:46 03/22/2013
NOISE COMPLAINT	13-03088	755 5TH AVE NW; ACROSS ST VICTORIA GARDEN TOWNHOME	18:39:25 04/08/2013
AREA CHECK	13-03867	755 5TH AVE NW; TO THE WEST	05:53:25 05/03/2013
SUSPICIOUS	13-05478	755 5TH AVE NW; #E-103	16:08:42 06/17/2013
SUSPICIOUS	13-05531	755 5TH AVE NW; D202	18:23:21 06/18/2013
DV VERBAL	13-05961	755 5TH AVE NW; #A-102	13:57:39 06/29/2013
SUSPICIOUS	13-07085	755 5TH AVE NW; C201	21:02:30 07/28/2013
911 PROBLEM	13-07605	710 5TH AVE NW; STE 300 sun gro	11:08:06 08/12/2013
SUSPICIOUS	13-07914	755 5TH AVE NW	12:11:29 08/20/2013
NOISE COMPLAINT	13-08159	755 5TH AVE NW; ACROSS STREET	21:46:18 08/27/2013
PARKING PROBLEM	13-09256	800 5TH AVE NW; SHARED DRIVEWAY	13:51:11 09/27/2013
VEH PROWL RPT	13-09456	755 5TH AVE NW; C103	12:16:18 10/03/2013
THEFT REPORT	13-09878	755 5TH AVE NW; C-202	12:33:47 10/13/2013
CITIZEN ASSIST	13-09899	755 5TH AVE NW ; ISSAQUAH VILLAGE COMPLEX	09:14:24 10/14/2013
VOID	13-09928	755 5TH AVE NW; C202	09:33:32 10/15/2013
FOLLOWUP	13-10180	755 5TH AVE NW; C202	15:54:18 10/22/2013
DV VERBAL	13-10190	755 5TH AVE NW; A-102	21:35:44 10/22/2013
THEFT REPORT	13-11972	755 5TH AVE NW; C102	10:51:28 12/11/2013
THEFT REPORT	13-11998	755 5TH AVE NW; #A-101	09:42:05 12/12/2013
FRAUD	14-00261	755 5TH AVE NW; C 202	17:01:42 01/08/2014
FRAUD	14-01154	755 5TH AVE NW; #C202	10:19:51 02/03/2014
THEFT REPORT	14-03064	755 5TH AVE NW; a104	20:29:11 03/26/2014
FOLLOWUP	14-03072	755 5TH AVE NW; A104	07:51:02 03/27/2014
SUSPICIOUS	14-04840	755 5TH AVE NW	03:19:01 05/13/2014
THEFT REPORT	14-10454	755 5TH AVE NW; #A104	20:01:14 09/28/2014
911 PROBLEM	14-10794	710 5TH AVE NW; STE 300	14:01:14 10/06/2014
FRAUD	14-11329	710 5TH AVE NW; BETTER THAN DIAMOND	16:55:30 10/20/2014
SOLICITORS	14-12628	755 5TH AVE NW ; C103	19:45:29 11/23/2014
SUSPICIOUS	14-13310	870 5TH AVE NW	12:40:05 12/12/2014
SUICIDAL	15-00168	755 5TH AVE NW; F102	22:56:39 01/06/2015
FOLLOWUP	15-00173	755 5TH AVE NW; F102	04:55:07 01/07/2015
WELFARE CHECK	15-00363	870 5TH AVE NW; area	09:23:44 01/12/2015
DISTURBANCE	15-01317	755 5TH AVE NW; F102 APT ABOVE	12:24:17 02/05/2015
SUSPICIOUS	15-02276	755 5TH AVE NW; F202	11:15:34 03/05/2015
WELFARE CHECK	15-03225	755 5TH AVE NW; F102	21:47:32 03/29/2015
ALARM	15-04378	840 5TH AVE NW	18:16:10 05/02/2015
SUSPICIOUS	15-04388	755 5TH AVE NW; F102	00:24:21 05/03/2015
DV VERBAL	15-04639	755 5TH AVE NW; F202	19:13:32 05/09/2015
THEFT REPORT	15-05925	755 5TH AVE NW; #C103	13:00:08 06/10/2015
SUSPICIOUS	15-06406	755 5TH AVE NW; #C-103 ISS VILLAGE	19:29:33 06/20/2015
HARASSMENT	15-07341	840 5TH AVE NW	14:11:27 07/11/2015
SUSPICIOUS	15-07389	700 5TH AVE NW	23:11:30 07/12/2015
CITIZEN ASSIST	15-08052	755 5TH AVE NW; C203	14:05:48 07/28/2015
SUSPICIOUS	15-08353	810 4TH AVE NW ; BERNTSEN PARK	08:37:27 08/05/2015
DV VERBAL	15-10665	755 5TH AVE NW; F202	22:31:14 10/02/2015
THREATS	15-10849	755 5TH AVE NW; #C102	13:13:12 10/06/2015
CRT ORD VIO RPT	15-12986	755 5TH AVE NW; D102	22:34:49 12/01/2015
CRT ORD VIO RPT	15-13005	755 5TH AVE NW ; C102	10:49:25 12/02/2015
DV VERBAL	15-13953	755 5TH AVE NW; F-202	15:48:17 12/27/2015
VEH PROWL RPT	16-01231	830 5TH AVE NW	15:04:24 02/01/2016
INFORMATION RPT	16-01560	755 5TH AVE NW; C-102	18:28:41 02/09/2016
DISTURBANCE	16-02234	755 5TH AVE NW; F102	20:41:15 02/27/2016

Jennifer R. Woods

From: Igor Shos. <igorshos@hotmail.com>
Sent: Tuesday, June 14, 2016 7:41 PM
To: Jennifer R. Woods
Subject: Comments on tree removal for the Solway project at 775 4th Ave NW

Hi,

There are at least three significant trees on this property. Two of these trees define the unique character of the neighborhood. The majestic pine tree is one of the tallest and the most beautiful trees around this area. The walnut tree is the largest I have ever seen and alongside with the apple trees in Berntsen park next to the neighboring Issaquah creek is an important historical reminder of the times when this area had cultivated land.

It will be a shame to cut these trees down considering how prominent they are in the neighborhood landscape and how close the property is to the critical Issaquah creek area.

Thank you,
Igor Shoshitaishvili
800 5th Ave NW
Issaquah WA 98027

Jennifer R. Woods

From: Sharon Solie <sharonsolie@hotmail.com>
Sent: Friday, June 24, 2016 4:03 PM
To: Jennifer R. Woods
Subject: Solway project complaint

Hello,

I am writing to express my displeasure with the 0% tree retention at the Solway project on 4th Ave NW. I firmly believe that the 25% required tree retention should be followed to maintain the character of the neighborhood, as well as for the health of our environment. I am especially concerned that the Landmark trees are being removed. The Black Pine is near the edge of the lot and is an absolutely beautiful tree and would be a great loss to our neighborhood.

Thank you for your consideration of my concerns.

Sharon and Eric Solie
Resident and owner
701 6th Ave NW
Issaquah, WA 98027

We also own a condo adjacent to the property at 755 5th Ave NW that my Father in Law lives in.

Jennifer R. Woods

From: Bobbi Kotula <bobbiloony@msn.com>
Sent: Thursday, June 23, 2016 12:10 AM
To: Jennifer R. Woods; bobbiloony@msn.com
Subject: Solway Tree Destruction Issaquah
Attachments: IMG_4042.JPG; IMG_4041.JPG; IMG_4040.JPG; IMG_4039.JPG

Dear Ms. Woods,

Thank you for notifying Issaquah residents of the new townhomes being built in our neighborhood and for allowing us to voice our opinion regarding the destruction of all of the trees that have been here for decades.

The trees in this area: black locust, dogwood, apple, walnut, lawson cypress, & black pine are part of the charm, ambiance, and intrinsic reason for why people move here. To destroy what makes Issaquah unique and beautiful will not encourage people to buy a townhome; it will only diminish our town's beauty and create an overcrowded & congested mass of brick & mortar devoid of what Issaquah is known for - its natural setting, mountain views, and leaf-covered canopy. Why not keep the trees as part of a unique landscape? It surely will hold more beauty and selling capability for the property. Is there a way to design the property with these majestic gems in mind?

I have attached neighboring properties that have kept the older trees as part of their grounds and makes the communities much more desirable as they provide not only a haven for the people & animals who live here (rabbit, deer, squirrel, birds) but also are the homes for the Issaquah's namesake "Sound of Birds".

I heartily object to destroying all of the trees on the proposed sight of the incoming townhomes. I welcome good people to live here, but why deny them and this community the very essence of what makes Issaquah the beautiful town it is? Please do not destroy the irreplaceable allure these trees offer our town. We can never replace them in our lifetime.

Thanks for reading this and please keep me informed.

Bobbi Kotula
755-5th Ave NW, A102
Issaquah, WA 98027